2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 216.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,539**	**5,607**	**5,644**	**5,749**	**5,819**	**1,280**	**28%**
Household Population	4,539	5,607	5,644	5,749	5,819	1,280	28%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,896**	**1,896**	**1,896**	**1,896**	**1,896**	**0**	**0%**
Single Family	430	430	430	430	430	0	0%
Multiple Family	1,466	1,466	1,466	1,466	1,466	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,486**	**1,846**	**1,847**	**1,849**	**1,849**	**363**	**24%**
Single Family	422	418	418	419	419	-3	-1%
Multiple Family	1,064	1,428	1,429	1,430	1,430	366	34%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**21.6%**	**2.6%**	**2.6%**	**2.5%**	**2.5%**	**-19.1**	**-88%**
Single Family	1.9%	2.8%	2.8%	2.6%	2.6%	0.7	37%
Multiple Family	27.4%	2.6%	2.5%	2.5%	2.5%	-24.9	-91%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.05**	**3.04**	**3.06**	**3.11**	**3.15**	**0.10**	**3%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Households by Income Category							
Less than $15,000	67	56	43	35	31	-36	-54%
$15,000-$29,999	185	182	150	134	127	-58	-31%
$30,000-$44,999	325	280	245	224	215	-110	-34%
$45,000-$59,999	182	225	207	196	190	8	4%
$60,000-$74,999	134	165	159	152	148	14	10%
$75,000-$99,999	133	179	177	172	168	35	26%
$100,000-$124,999	116	168	175	177	177	61	53%
$125,000-$149,999	133	214	219	224	225	92	69%
$150,000-$199,999	46	170	197	207	211	165	359%
$200,000 or more	165	207	275	328	357	192	116%
Total Households	1,486	1,846	1,847	1,849	1,849	363	24%
Median Household Income							
Adjusted for inflation ($1999)	$58,681	$77,095	$91,879	$101,624	$106,427	$47,746	81%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2011 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The 2050 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2008 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.
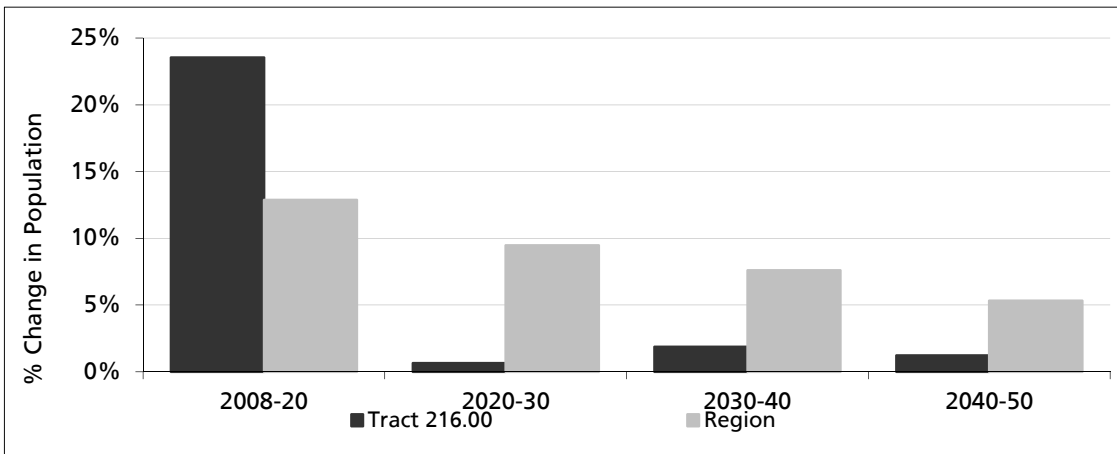
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,539**	**5,607**	**5,644**	**5,749**	**5,819**	**1,280**	**28%**
Under 5	361	380	354	347	350	-11	-3%
5 to 9	323	367	346	339	342	19	6%
10 to 14	247	284	261	263	274	27	11%
15 to 17	136	153	135	132	134	-2	-1%
18 to 19	89	88	77	73	71	-18	-20%
20 to 24	245	261	270	252	255	10	4%
25 to 29	298	340	317	309	311	13	4%
30 to 34	351	374	348	358	351	0	0%
35 to 39	402	404	406	405	412	10	2%
40 to 44	200	205	195	182	200	0	0%
45 to 49	170	177	140	150	154	-16	-9%
50 to 54	143	166	126	126	122	-21	-15%
55 to 59	90	134	102	81	103	13	14%
60 to 61	61	100	85	77	97	36	59%
62 to 64	119	220	158	132	143	24	20%
65 to 69	214	468	484	435	396	182	85%
70 to 74	194	408	440	356	320	126	65%
75 to 79	278	386	536	564	493	215	77%
80 to 84	298	296	466	554	483	185	62%
85 and over	320	396	398	614	808	488	153%
Median Age	37.7	43.7	49.0	52.6	52.3	14.6	39%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,539**	**5,607**	**5,644**	**5,749**	**5,819**	**1,280**	**28%**
Hispanic	933	1,224	1,285	1,360	1,404	471	50%
Non-Hispanic	3,606	4,383	4,359	4,389	4,415	809	22%
White	3,254	3,976	3,941	3,949	3,960	706	22%
Black	88	95	96	98	98	10	11%
American Indian	13	15	14	13	10	-3	-23%
Asian	158	193	205	222	238	80	51%
Hawaiian / Pacific Islander	15	16	14	13	13	-2	-13%
Other	7	8	7	7	7	0	0%
Two or More Races	71	80	82	87	89	18	25%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**6,059**	**6,063**	**6,063**	**6,066**	**6,067**	**8**	**0%**
Civilian Jobs	912	916	916	919	920	8	1%
Military Jobs	5,147	5,147	5,147	5,147	5,147	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**3,575**	**3,575**	**3,575**	**3,575**	**3,575**	**0**	**0%**
Developed Acres	**3,458**	**3,459**	**3,459**	**3,459**	**3,459**	**1**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	85	85	85	85	85	0	0%
Multiple Family	31	31	31	31	31	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	22	22	22	22	22	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	131	132	132	132	132	1	1%
Office	1	1	1	1	1	0	0%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	101	101	101	101	101	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	3,072	3,072	3,072	3,072	3,072	0	0%
Vacant Developable Acres	**1**	**0**	**0**	**0**	**0**	**-1**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**117**	**117**	**117**	**117**	**117**	**0**	**0%**
Employment Density[3]	**6.2**	**6.2**	**6.2**	**6.2**	**6.2**	**0.0**	**0%**
Residential Density[4]	**13.7**	**13.7**	**13.7**	**13.7**	**13.7**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
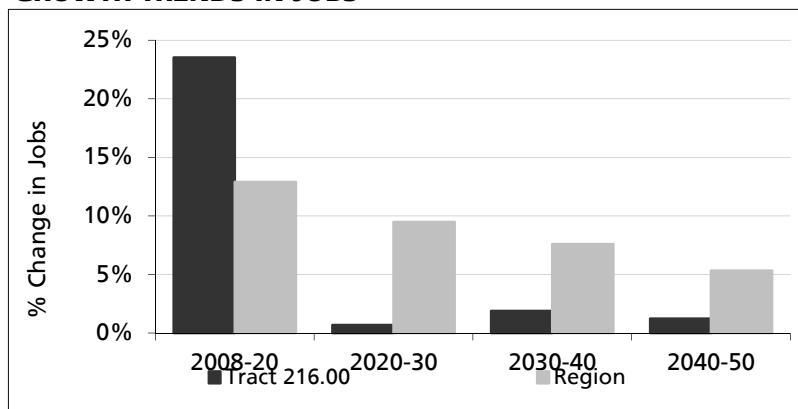
Notes:

1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.
3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).
4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

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