2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.16

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,161**	**4,496**	**4,773**	**4,828**	**4,849**	**688**	**17%**
Household Population	4,071	4,399	4,670	4,712	4,723	652	16%
Group Quarters Population	90	97	103	116	126	36	40%
Civilian	90	97	103	116	126	36	40%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,421**	**1,545**	**1,609**	**1,609**	**1,610**	**189**	**13%**
Single Family	1,068	1,147	1,135	1,135	1,135	67	6%
Multiple Family	220	265	341	341	341	121	55%
Mobile Homes	133	133	133	133	134	1	1%
Occupied Housing Units	**1,397**	**1,491**	**1,560**	**1,559**	**1,565**	**168**	**12%**
Single Family	1,055	1,112	1,107	1,105	1,108	53	5%
Multiple Family	213	251	325	325	327	114	54%
Mobile Homes	129	128	128	129	130	1	1%
Vacancy Rate	**1.7%**	**3.5%**	**3.0%**	**3.1%**	**2.8%**	**1.1**	**65%**
Single Family	1.2%	3.1%	2.5%	2.6%	2.4%	1.2	100%
Multiple Family	3.2%	5.3%	4.7%	4.7%	4.1%	0.9	28%
Mobile Homes	3.0%	3.8%	3.8%	3.0%	0.0%	-3.0	-100%
Persons per Household	**2.91**	**2.95**	**2.99**	**3.02**	**3.02**	**0.11**	**4%**

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	137	108	80	60	46	-91	-66%
$15,000-$29,999	281	251	223	197	172	-109	-39%
$30,000-$44,999	229	226	212	199	180	-49	-21%
$45,000-$59,999	192	208	209	204	189	-3	-2%
$60,000-$74,999	205	202	200	193	184	-21	-10%
$75,000-$99,999	214	256	283	286	284	70	33%
$100,000-$124,999	74	133	172	183	189	115	155%
$125,000-$149,999	44	76	119	155	207	163	370%
$150,000-$199,999	0	20	39	52	65	65	0%
$200,000 or more	21	11	23	30	49	28	133%
Total Households	1,397	1,491	1,560	1,559	1,565	168	12%
Median Household Income							
Adjusted for inflation ($1999)	$49,023	$56,575	$64,200	$69,288	$76,012	$26,989	55%

*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.
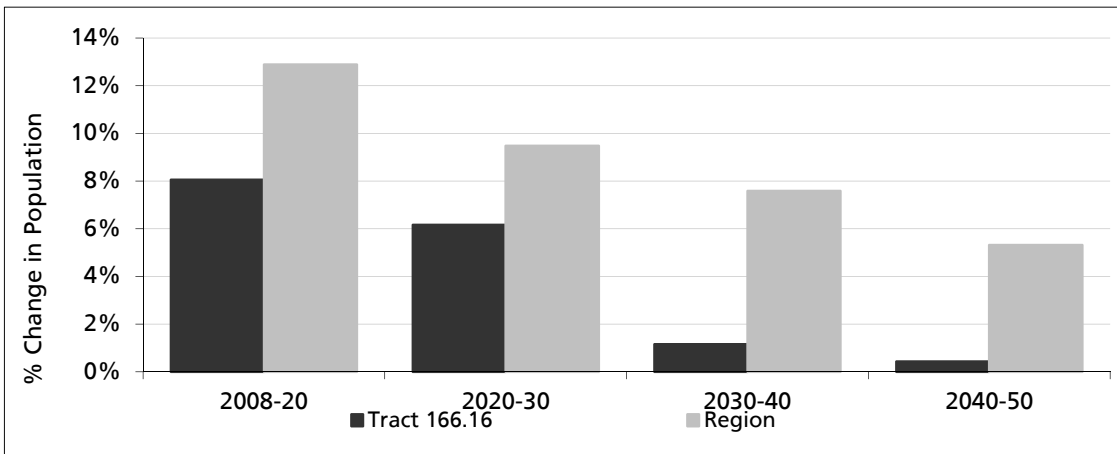
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,161**	**4,496**	**4,773**	**4,828**	**4,849**	**688**	**17%**
Under 5	202	194	198	188	180	-22	-11%
5 to 9	265	262	277	270	259	-6	-2%
10 to 14	359	380	366	375	367	8	2%
15 to 17	174	170	160	162	161	-13	-7%
18 to 19	107	92	86	84	80	-27	-25%
20 to 24	287	278	293	280	283	-4	-1%
25 to 29	231	293	304	278	290	59	26%
30 to 34	231	246	235	244	237	6	3%
35 to 39	268	206	258	254	239	-29	-11%
40 to 44	305	250	274	259	276	-29	-10%
45 to 49	318	256	214	261	263	-55	-17%
50 to 54	323	300	260	280	271	-52	-16%
55 to 59	268	328	273	227	278	10	4%
60 to 61	118	163	153	131	158	40	34%
62 to 64	131	221	207	193	198	67	51%
65 to 69	153	278	329	282	250	97	63%
70 to 74	104	186	257	230	219	115	111%
75 to 79	108	143	243	276	239	131	121%
80 to 84	112	122	221	289	260	148	132%
85 and over	97	128	165	265	341	244	252%
Median Age	39.2	42.5	43.8	45.4	46.0	6.8	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,161**	**4,496**	**4,773**	**4,828**	**4,849**	**688**	**17%**
Hispanic	569	690	769	805	831	262	46%
Non-Hispanic	3,592	3,806	4,004	4,023	4,018	426	12%
White	3,097	3,230	3,369	3,366	3,336	239	8%
Black	105	129	140	132	139	34	32%
American Indian	15	12	8	8	8	-7	-47%
Asian	172	217	253	276	296	124	72%
Hawaiian / Pacific Islander	26	26	26	25	25	-1	-4%
Other	2	2	2	2	2	0	0%
Two or More Races	175	190	206	214	212	37	21%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**2,212**	**2,865**	**3,063**	**3,158**	**3,158**	**946**	**43%**
Civilian Jobs	2,212	2,865	3,063	3,158	3,158	946	43%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**593**	**593**	**593**	**593**	**593**	**0**	**0%**
Developed Acres	**476**	**537**	**541**	**544**	**544**	**68**	**14%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	228	246	241	241	241	13	6%
Multiple Family	11	15	21	21	21	9	84%
Mobile Homes	10	10	10	10	10	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	52	91	93	93	93	41	78%
Commercial/Services	51	51	52	55	55	4	8%
Office	1	2	2	2	2	0	38%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	69	69	69	69	69	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	40	40	40	40	40	0	0%
Vacant Developable Acres	**118**	**57**	**53**	**50**	**50**	**-68**	**-58%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	20	0	0	0	0	-20	-100%
Multiple Family	3	2	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	40	1	0	0	0	-40	-100%
Commercial/Services	4	4	3	0	0	-4	-100%
Office	0	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	50	50	50	50	50	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**19.1**	**18.5**	**19.3**	**19.6**	**19.6**	**0.5**	**3%**
Residential Density[4]	**5.7**	**5.7**	**5.9**	**5.9**	**5.9**	**0.2**	**4%**

GROWTH TRENDS IN JOBS
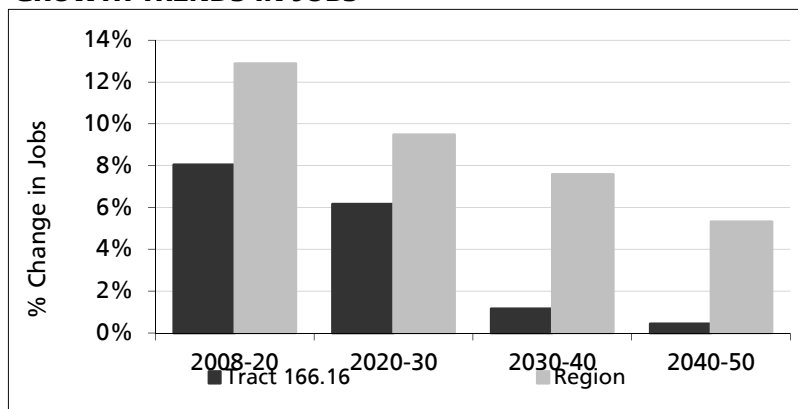
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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