2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 90.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,905**	**3,369**	**4,364**	**4,337**	**4,439**	**1,534**	**53%**
Household Population	2,905	3,369	4,364	4,337	4,439	1,534	53%
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	**1,326**	**1,520**	**1,846**	**1,864**	**1,903**	**577**	**44%**
Single Family	759	674	674	674	713	-46	-6%
Multiple Family	567	846	1,172	1,190	1,190	623	110%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,269**	**1,455**	**1,778**	**1,794**	**1,836**	**567**	**45%**
Single Family	736	650	648	648	688	-48	-7%
Multiple Family	533	805	1,130	1,146	1,148	615	115%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.3%**	**4.3%**	**3.7%**	**3.8%**	**3.5%**	**-0.8**	**-19%**
Single Family	3.0%	3.6%	3.9%	3.9%	3.5%	0.5	17%
Multiple Family	6.0%	4.8%	3.6%	3.7%	3.5%	-2.5	-42%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.29**	**2.32**	**2.45**	**2.42**	**2.42**	**0.13**	**6%**

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	172	147	138	124	102	-70	-41%
$15,000-$29,999	248	238	248	234	209	-39	-16%
$30,000-$44,999	218	229	260	250	232	14	6%
$45,000-$59,999	173	209	258	261	256	83	48%
$60,000-$74,999	147	200	248	251	253	106	72%
$75,000-$99,999	146	200	281	290	312	166	114%
$100,000-$124,999	85	119	161	175	210	125	147%
$125,000-$149,999	26	37	66	79	103	77	296%
$150,000-$199,999	30	57	87	94	105	75	250%
$200,000 or more	24	19	31	36	54	30	125%
Total Households	1,269	1,455	1,778	1,794	1,836	567	45%
Median Household Income							
Adjusted for inflation ($1999)	$44,759	$53,146	$59,128	$61,673	$67,055	$22,296	50%

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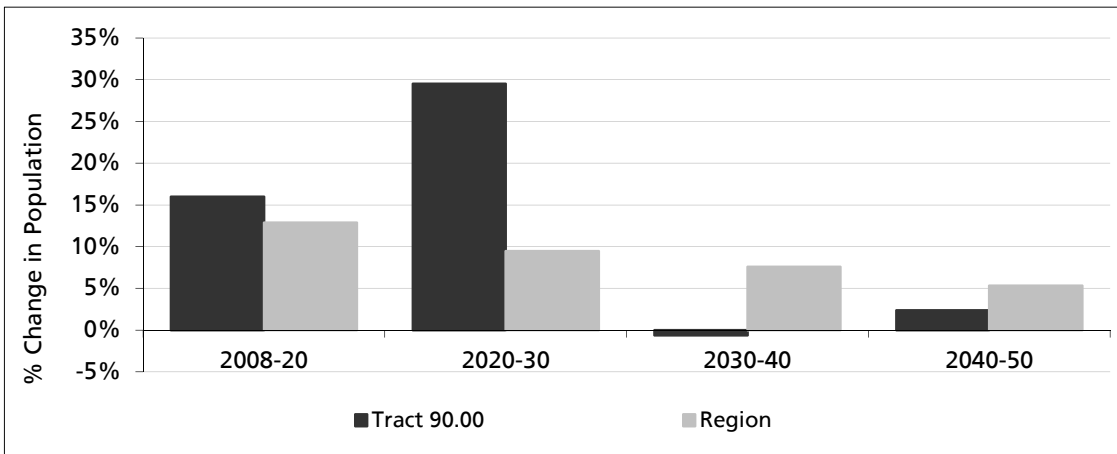
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,905**	**3,369**	**4,364**	**4,337**	**4,439**	**1,534**	**53%**
Under 5	185	199	243	235	230	45	24%
5 to 9	161	207	243	236	236	75	47%
10 to 14	169	225	262	249	256	87	51%
15 to 17	123	131	174	162	165	42	34%
18 to 19	83	71	102	93	95	12	14%
20 to 24	156	156	227	204	198	42	27%
25 to 29	199	222	264	262	251	52	26%
30 to 34	202	210	226	262	244	42	21%
35 to 39	239	230	309	285	291	52	22%
40 to 44	234	244	306	265	302	68	29%
45 to 49	231	228	247	259	259	28	12%
50 to 54	174	190	234	226	210	36	21%
55 to 59	186	240	279	248	280	94	51%
60 to 61	71	104	132	125	140	69	97%
62 to 64	66	118	146	134	134	68	103%
65 to 69	101	180	267	253	237	136	135%
70 to 74	89	146	238	234	235	146	164%
75 to 79	76	88	173	202	209	133	175%
80 to 84	76	81	154	201	202	126	166%
85 and over	84	99	138	202	265	181	215%
Median Age	38.7	40.7	42.2	43.4	44.2	5.5	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,905**	**3,369**	**4,364**	**4,337**	**4,439**	**1,534**	**53%**
Hispanic	1,124	1,497	2,084	2,213	2,389	1,265	113%
Non-Hispanic	1,781	1,872	2,280	2,124	2,050	269	15%
White	839	785	895	766	673	-166	-20%
Black	169	192	257	254	263	94	56%
American Indian	1	1	1	1	1	0	0%
Asian	656	771	969	947	954	298	45%
Hawaiian / Pacific Islander	6	6	6	6	6	0	0%
Other	4	4	4	4	4	0	0%
Two or More Races	106	113	148	146	149	43	41%

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	**250**	**250**	**250**	**250**	**250**	**0**	**0%**
Civilian Jobs	250	250	250	250	250	0	0%
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	**220**	**220**	**220**	**220**	**220**	**0**	**0%**
Developed Acres	**220**	**220**	**220**	**220**	**220**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	99	90	90	90	90	-9	-9%
Multiple Family	33	42	42	42	42	9	28%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	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	5	5	5	5	5	0	0%
Office	0	0	0	0	0	0	0%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	43	43	43	43	43	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	32	32	32	32	32	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**-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	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**18.5**	**18.5**	**18.5**	**18.5**	**18.5**	**0.0**	**0%**
Residential Density[4]	**10.1**	**11.6**	**14.0**	**14.1**	**14.4**	**4.3**	**43%**

GROWTH TRENDS IN JOBS

% Change in Jobs — 2008-20, 2020-30, 2030-40, 2040-50 — ■ Tract 90.00 ■ Region
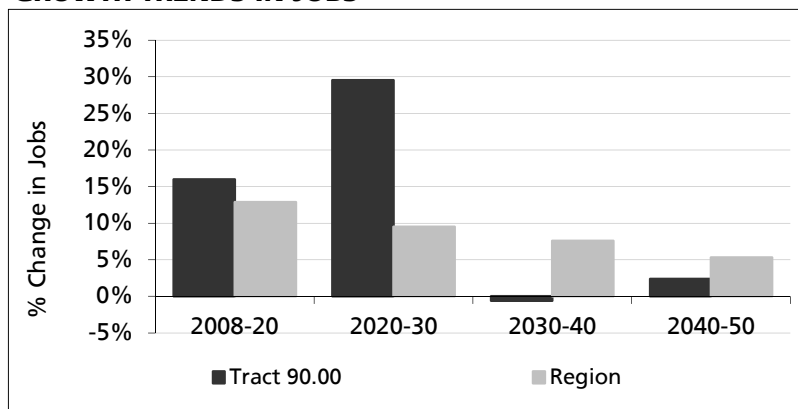
Notes:

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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