2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 76.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,302**	**6,867**	**7,477**	**7,590**	**7,900**	**1,598**	**25%**
Household Population	6,284	6,827	7,405	7,477	7,755	1,471	23%
Group Quarters Population	18	40	72	113	145	127	706%
Civilian	18	40	72	113	145	127	706%
Military	0	0	0	0	0	0	0%
Total Housing Units	**4,303**	**4,450**	**4,785**	**4,852**	**5,029**	**726**	**17%**
Single Family	1,895	1,737	1,251	696	303	-1,592	-84%
Multiple Family	1,905	2,248	3,272	4,156	4,726	2,821	148%
Mobile Homes	503	465	262	0	0	-503	-100%
Occupied Housing Units	**3,337**	**3,586**	**3,858**	**3,876**	**4,025**	**688**	**21%**
Single Family	1,446	1,401	1,029	581	258	-1,188	-82%
Multiple Family	1,411	1,739	2,567	3,295	3,767	2,356	167%
Mobile Homes	480	446	262	0	0	-480	-100%
Vacancy Rate	**22.4%**	**19.4%**	**19.4%**	**20.1%**	**20.0%**	**-2.4**	**-11%**
Single Family	23.7%	19.3%	17.7%	16.5%	14.9%	-8.8	-37%
Multiple Family	25.9%	22.6%	21.5%	20.7%	20.3%	-5.6	-22%
Mobile Homes	4.6%	4.1%	0.0%	0.0%	0.0%	-4.6	-100%
Persons per Household	**1.88**	**1.90**	**1.92**	**1.93**	**1.93**	**0.05**	**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	652	604	564	519	526	-126	-19%
$15,000-$29,999	573	567	556	531	541	-32	-6%
$30,000-$44,999	501	500	508	491	505	4	1%
$45,000-$59,999	461	425	445	436	451	-10	-2%
$60,000-$74,999	289	333	361	359	372	83	29%
$75,000-$99,999	340	410	461	466	486	146	43%
$100,000-$124,999	162	264	312	327	345	183	113%
$125,000-$149,999	98	171	213	229	242	144	147%
$150,000-$199,999	150	177	236	265	284	134	89%
$200,000 or more	111	135	202	253	273	162	146%
Total Households	3,337	3,586	3,858	3,876	4,025	688	21%
Median Household Income							
Adjusted for inflation ($1999)	$43,278	$49,306	$55,146	$58,658	$59,651	$16,373	38%

*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.
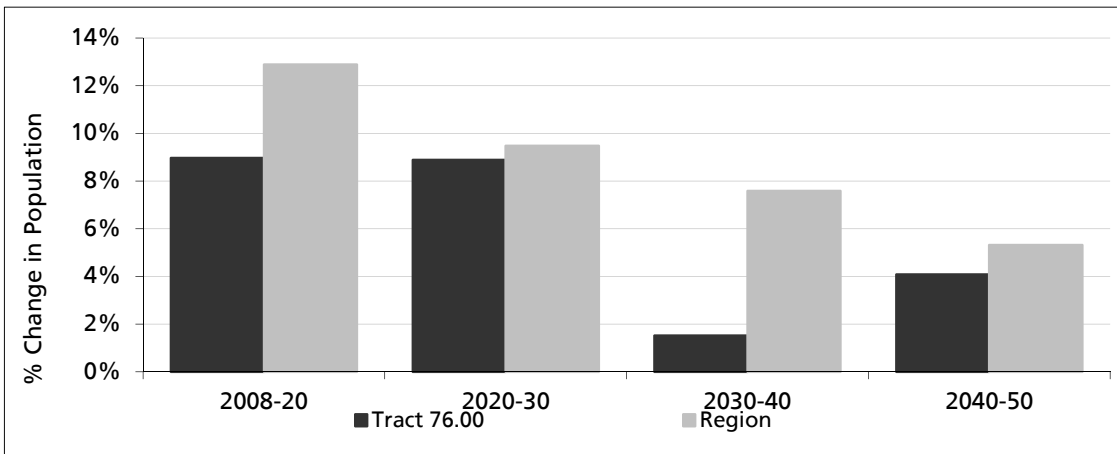
Source: Final Series 12 - 2050 Regional Growth Forecast
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Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,302**	**6,867**	**7,477**	**7,590**	**7,900**	**1,598**	**25%**
Under 5	303	281	290	262	231	-72	-24%
5 to 9	250	225	256	259	255	5	2%
10 to 14	143	155	165	152	169	26	18%
15 to 17	86	98	110	116	138	52	60%
18 to 19	54	60	66	75	90	36	67%
20 to 24	124	133	148	156	169	45	36%
25 to 29	822	1,027	1,081	1,003	1,093	271	33%
30 to 34	1,270	1,342	1,336	1,358	1,304	34	3%
35 to 39	880	644	835	795	712	-168	-19%
40 to 44	471	347	378	363	377	-94	-20%
45 to 49	361	302	256	326	310	-51	-14%
50 to 54	324	305	276	328	352	28	9%
55 to 59	315	399	330	300	416	101	32%
60 to 61	134	182	152	136	203	69	51%
62 to 64	176	318	297	287	338	162	92%
65 to 69	190	397	488	438	427	237	125%
70 to 74	137	294	415	383	362	225	164%
75 to 79	129	191	345	420	390	261	202%
80 to 84	59	68	137	211	234	175	297%
85 and over	74	99	116	222	330	256	346%
Median Age	35.6	35.9	36.7	37.6	38.5	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,302**	**6,867**	**7,477**	**7,590**	**7,900**	**1,598**	**25%**
Hispanic	522	633	729	769	833	311	60%
Non-Hispanic	5,780	6,234	6,748	6,821	7,067	1,287	22%
White	5,340	5,723	6,166	6,209	6,403	1,063	20%
Black	81	97	116	120	132	51	63%
American Indian	17	21	24	18	10	-7	-41%
Asian	133	170	211	235	272	139	105%
Hawaiian / Pacific Islander	5	3	1	0	0	-5	-100%
Other	18	15	6	2	3	-15	-83%
Two or More Races	186	205	224	237	247	61	33%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 76.00
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**6,390**	**6,653**	**7,692**	**9,229**	**10,336**	**3,946**	**62%**
Civilian Jobs	6,390	6,653	7,692	9,229	10,336	3,946	62%
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	**4,424**	**4,424**	**4,424**	**4,424**	**4,424**	**0**	**0%**
Developed Acres	**4,292**	**4,300**	**4,352**	**4,390**	**4,424**	**132**	**3%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	64	61	46	25	10	-54	-84%
Multiple Family	37	40	54	76	91	54	147%
Mobile Homes	80	73	44	0	0	-80	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	4	5	5	5	--
Industrial	9	9	9	9	9	0	-3%
Commercial/Services	536	493	550	615	623	86	16%
Office	1	1	1	1	1	0	0%
Schools	2	2	2	2	2	0	0%
Roads and Freeways	293	293	293	293	293	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	3,268	3,325	3,347	3,363	3,389	121	4%
Vacant Developable Acres	**132**	**124**	**72**	**34**	**0**	**-132**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	65	57	28	8	0	-65	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	67	66	44	26	0	-67	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**11.6**	**13.1**	**13.6**	**14.6**	**16.2**	**4.6**	**39%**
Residential Density[4]	**23.8**	**25.4**	**32.6**	**46.9**	**48.6**	**24.8**	**104%**

GROWTH TRENDS IN JOBS
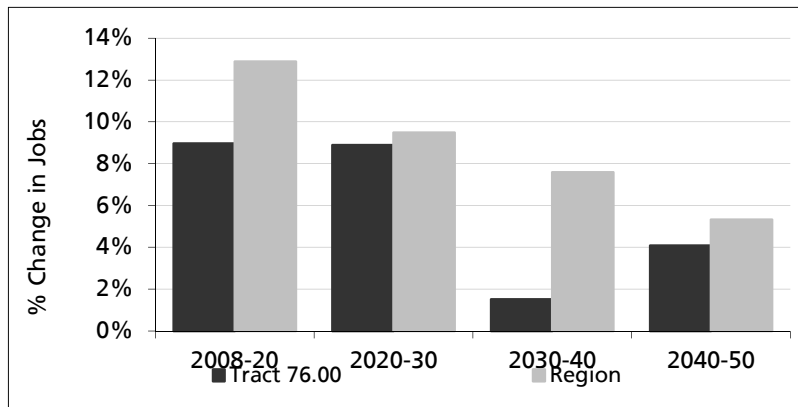
Notes:

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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Page 3 of 3