2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 12.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,863**	**7,174**	**8,747**	**9,393**	**9,391**	**3,528**	**60%**
Household Population	5,848	7,151	8,714	9,348	9,334	3,486	60%
Group Quarters Population	15	23	33	45	57	42	280%
Civilian	15	23	33	45	57	42	280%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,045**	**3,537**	**4,255**	**4,523**	**4,523**	**1,478**	**49%**
Single Family	578	344	78	78	78	-500	-87%
Multiple Family	2,467	3,193	4,177	4,445	4,445	1,978	80%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,838**	**3,398**	**4,113**	**4,370**	**4,362**	**1,524**	**54%**
Single Family	534	312	51	51	51	-483	-90%
Multiple Family	2,304	3,086	4,062	4,319	4,311	2,007	87%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.8%**	**3.9%**	**3.3%**	**3.4%**	**3.6%**	**-3.2**	**-47%**
Single Family	7.6%	9.3%	34.6%	34.6%	34.6%	27.0	355%
Multiple Family	6.6%	3.4%	2.8%	2.8%	3.0%	-3.6	-55%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.06**	**2.10**	**2.12**	**2.14**	**2.14**	**0.08**	**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	622	503	426	388	378	-244	-39%
$15,000-$29,999	852	801	756	730	720	-132	-15%
$30,000-$44,999	642	692	724	740	740	98	15%
$45,000-$59,999	390	518	654	696	696	306	78%
$60,000-$74,999	176	357	518	569	568	392	223%
$75,000-$99,999	116	308	542	623	618	502	433%
$100,000-$124,999	16	100	216	274	288	272	1700%
$125,000-$149,999	8	59	128	168	172	164	2050%
$150,000-$199,999	16	55	133	160	160	144	900%
$200,000 or more	0	5	16	22	22	22	0%
Total Households	2,838	3,398	4,113	4,370	4,362	1,524	54%
Median Household Income							
Adjusted for inflation ($1999)	$29,032	$38,562	$48,452	$52,047	$52,392	$23,360	80%

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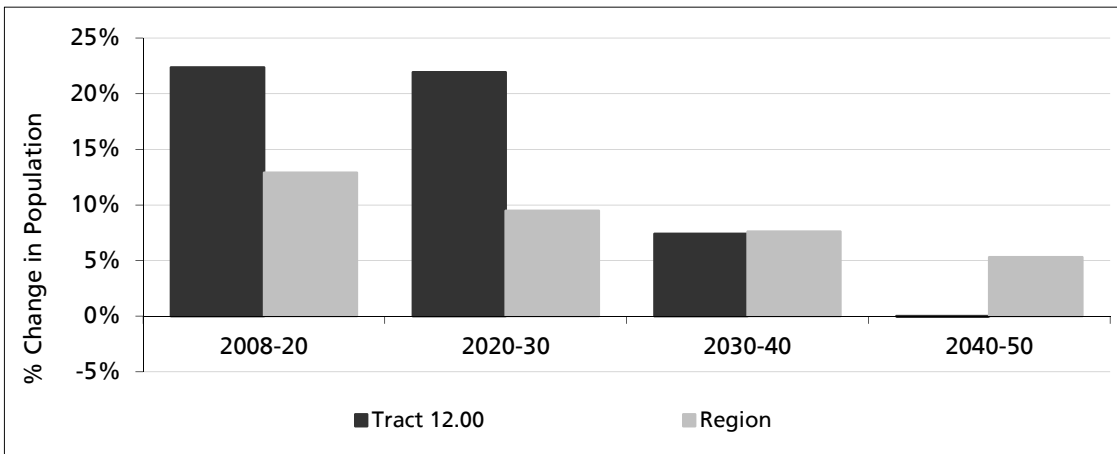
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	Numeric	Percent
						2008 to 2050 Change*	
Total Population	**5,863**	**7,174**	**8,747**	**9,393**	**9,391**	**3,528**	**60%**
Under 5	492	585	706	727	697	205	42%
5 to 9	329	440	518	557	549	220	67%
10 to 14	351	473	559	597	609	258	74%
15 to 17	161	181	229	240	244	83	52%
18 to 19	128	150	190	197	197	69	54%
20 to 24	224	280	375	385	378	154	69%
25 to 29	467	671	763	811	810	343	73%
30 to 34	843	1,013	1,125	1,299	1,255	412	49%
35 to 39	822	834	1,202	1,233	1,225	403	49%
40 to 44	620	621	769	790	871	251	40%
45 to 49	418	438	449	582	572	154	37%
50 to 54	324	360	377	431	406	82	25%
55 to 59	235	361	412	381	455	220	94%
60 to 61	87	143	147	131	160	73	84%
62 to 64	84	177	224	245	248	164	195%
65 to 69	107	229	339	349	323	216	202%
70 to 74	46	80	131	134	121	75	163%
75 to 79	38	49	88	97	73	35	92%
80 to 84	48	41	84	107	86	38	79%
85 and over	39	48	60	100	112	73	187%
Median Age	34.6	34.0	34.6	34.6	34.8	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	Numeric	Percent
						2008 to 2050 Change*	
Total Population	**5,863**	**7,174**	**8,747**	**9,393**	**9,391**	**3,528**	**60%**
Hispanic	1,960	2,836	3,736	4,417	4,780	2,820	144%
Non-Hispanic	3,903	4,338	5,011	4,976	4,611	708	18%
White	2,154	2,294	2,601	2,522	2,248	94	4%
Black	1,124	1,280	1,443	1,382	1,263	139	12%
American Indian	18	17	17	17	17	-1	-6%
Asian	257	328	417	474	503	246	96%
Hawaiian / Pacific Islander	65	93	120	125	121	56	86%
Other	21	20	22	23	23	2	10%
Two or More Races	264	306	391	433	436	172	65%

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	**1,131**	**1,261**	**1,451**	**1,452**	**1,452**	**321**	**28%**
Civilian Jobs	1,131	1,261	1,451	1,452	1,452	321	28%
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	**176**	**176**	**176**	**176**	**176**	**0**	**0%**
Developed Acres	**175**	**175**	**176**	**176**	**176**	**1**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	32	18	4	4	4	-28	-88%
Multiple Family	52	63	76	76	76	24	47%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	8	18	18	18	18	--
Industrial	1	1	0	0	0	-1	-100%
Commercial/Services	12	8	0	0	0	-12	-98%
Office	0	0	0	0	0	0	-100%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	73	73	73	73	73	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	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	1	0	0	0	0	-1	-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]	**64.5**	**73.7**	**108.2**	**109.0**	**109.0**	**44.4**	**69%**
Residential Density[4]	**36.1**	**41.4**	**47.7**	**50.6**	**50.6**	**14.5**	**40%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 12.00   ■ Region
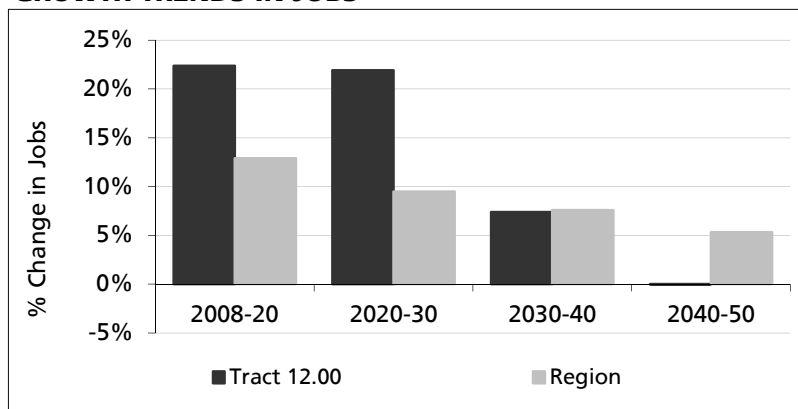
Notes:

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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