2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 162.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,832**	**6,160**	**6,291**	**6,407**	**6,437**	**605**	**10%**
Household Population	5,820	6,132	6,215	6,277	6,275	455	8%
Group Quarters Population	12	28	76	130	162	150	1250%
Civilian	12	28	76	130	162	150	1250%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,230**	**2,272**	**2,272**	**2,272**	**2,272**	**42**	**2%**
Single Family	2,012	2,054	2,054	2,054	2,054	42	2%
Multiple Family	218	218	218	218	218	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,126**	**2,211**	**2,212**	**2,212**	**2,214**	**88**	**4%**
Single Family	1,909	2,007	2,008	2,008	2,010	101	5%
Multiple Family	217	204	204	204	204	-13	-6%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.7%**	**2.7%**	**2.6%**	**2.6%**	**2.6%**	**-2.1**	**-45%**
Single Family	5.1%	2.3%	2.2%	2.2%	2.1%	-3.0	-59%
Multiple Family	0.5%	6.4%	6.4%	6.4%	6.4%	5.9	1180%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.74**	**2.77**	**2.81**	**2.84**	**2.83**	**0.09**	**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	149	134	125	111	96	-53	-36%
$15,000-$29,999	231	223	223	216	199	-32	-14%
$30,000-$44,999	276	260	260	258	235	-41	-15%
$45,000-$59,999	264	303	303	303	292	28	11%
$60,000-$74,999	265	305	305	305	304	39	15%
$75,000-$99,999	324	383	387	387	405	81	25%
$100,000-$124,999	300	303	309	327	358	58	19%
$125,000-$149,999	114	131	131	133	133	19	17%
$150,000-$199,999	134	137	137	140	152	18	13%
$200,000 or more	69	32	32	32	40	-29	-42%
Total Households	2,126	2,211	2,212	2,212	2,214	88	4%
Median Household Income							
Adjusted for inflation ($1999)	$68,094	$69,123	$69,590	$70,721	$74,063	$5,969	9%

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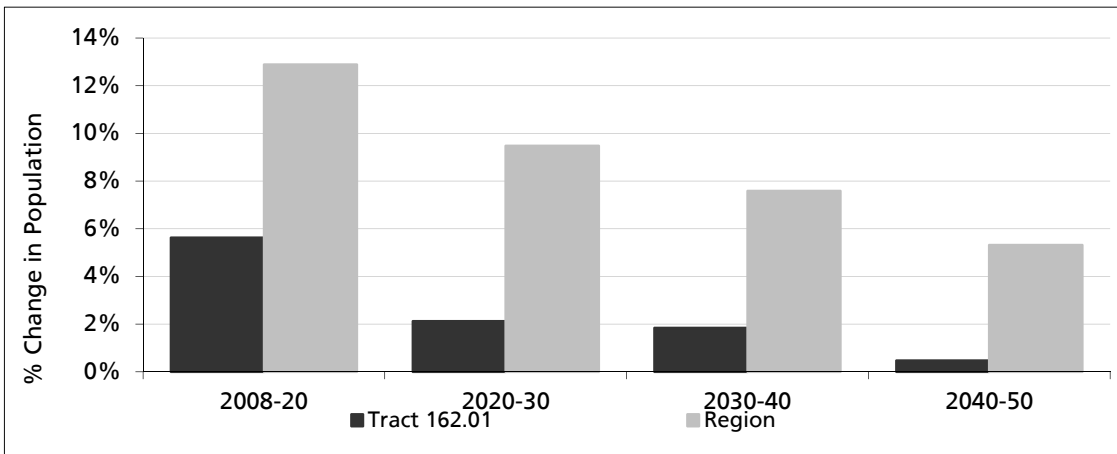
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,832**	**6,160**	**6,291**	**6,407**	**6,437**	**605**	**10%**
Under 5	330	312	306	313	314	-16	-5%
5 to 9	273	277	275	285	289	16	6%
10 to 14	321	326	310	325	330	9	3%
15 to 17	235	216	197	207	212	-23	-10%
18 to 19	162	131	108	105	101	-61	-38%
20 to 24	419	395	417	409	417	-2	0%
25 to 29	325	395	379	363	378	53	16%
30 to 34	247	255	240	256	265	18	7%
35 to 39	277	225	263	272	261	-16	-6%
40 to 44	340	276	297	304	326	-14	-4%
45 to 49	416	340	294	365	385	-31	-7%
50 to 54	491	410	340	382	386	-105	-21%
55 to 59	442	488	402	356	444	2	0%
60 to 61	186	217	186	160	202	16	9%
62 to 64	218	324	274	251	264	46	21%
65 to 69	313	527	577	496	434	121	39%
70 to 74	274	472	590	531	490	216	79%
75 to 79	239	274	417	451	363	124	52%
80 to 84	185	157	259	324	274	89	48%
85 and over	139	143	160	252	302	163	117%
Median Age	44.8	49.0	50.9	50.0	49.2	4.4	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,832**	**6,160**	**6,291**	**6,407**	**6,437**	**605**	**10%**
Hispanic	633	900	1,108	1,344	1,621	988	156%
Non-Hispanic	5,199	5,260	5,183	5,063	4,816	-383	-7%
White	4,712	4,610	4,404	4,131	3,720	-992	-21%
Black	78	113	136	162	197	119	153%
American Indian	8	9	9	9	9	1	13%
Asian	180	270	345	438	535	355	197%
Hawaiian / Pacific Islander	21	31	37	43	49	28	133%
Other	4	4	4	4	4	0	0%
Two or More Races	196	223	248	276	302	106	54%

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	**1,872**	**1,912**	**1,931**	**2,031**	**2,031**	**159**	**8%**
Civilian Jobs	1,872	1,912	1,931	2,031	2,031	159	8%
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	**1,196**	**1,196**	**1,196**	**1,196**	**1,196**	**0**	**0%**
Developed Acres	**1,187**	**1,194**	**1,194**	**1,194**	**1,194**	**7**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	605	611	611	611	611	6	1%
Multiple Family	9	9	9	9	9	0	0%
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	72	72	72	72	72	0	0%
Commercial/Services	28	29	29	29	29	0	1%
Office	1	1	1	1	1	0	0%
Schools	33	33	33	33	33	0	0%
Roads and Freeways	237	237	237	237	237	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	203	203	203	203	203	0	0%
Vacant Developable Acres	**7**	**0**	**0**	**0**	**0**	**-7**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	0	0	0	0	-7	-100%
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	0	0	0	0	0	0	-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	**2**	**2**	**2**	**2**	**2**	**0**	**0%**
Employment Density[3]	**13.9**	**14.2**	**14.3**	**15.1**	**15.1**	**1.1**	**8%**
Residential Density[4]	**3.6**	**3.7**	**3.7**	**3.7**	**3.7**	**0.0**	**1%**

GROWTH TRENDS IN JOBS
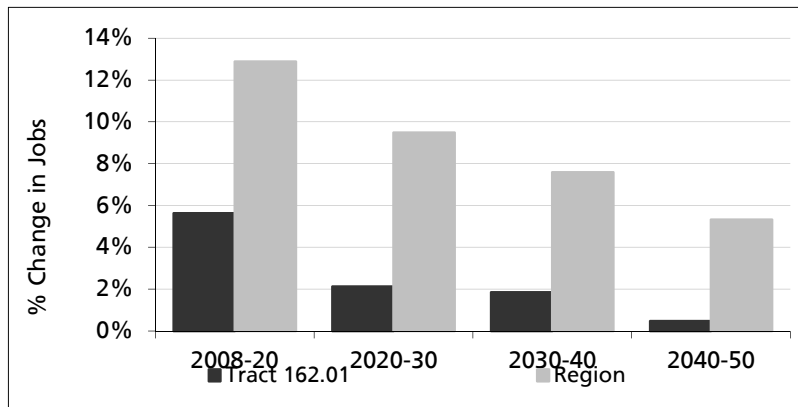
Notes:

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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