2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 88.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,017**	**7,054**	**9,769**	**9,662**	**9,761**	**2,744**	**39%**
Household Population	6,963	6,982	9,656	9,507	9,585	2,622	38%
Group Quarters Population	54	72	113	155	176	122	226%
Civilian	54	72	113	155	176	122	226%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,019**	**2,025**	**2,844**	**2,844**	**2,864**	**845**	**42%**
Single Family	1,131	1,129	1,059	1,059	1,079	-52	-5%
Multiple Family	888	896	1,785	1,785	1,785	897	101%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,972**	**1,917**	**2,716**	**2,716**	**2,740**	**768**	**39%**
Single Family	1,104	1,062	999	999	1,019	-85	-8%
Multiple Family	868	855	1,717	1,717	1,721	853	98%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.3%**	**5.3%**	**4.5%**	**4.5%**	**4.3%**	**2.0**	**87%**
Single Family	2.4%	5.9%	5.7%	5.7%	5.6%	3.2	133%
Multiple Family	2.3%	4.6%	3.8%	3.8%	3.6%	1.3	57%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.53**	**3.64**	**3.56**	**3.50**	**3.50**	**-0.03**	**-1%**

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	286	260	250	235	211	-75	-26%
$15,000-$29,999	431	413	418	400	369	-62	-14%
$30,000-$44,999	390	384	440	431	416	26	7%
$45,000-$59,999	303	290	406	406	400	97	32%
$60,000-$74,999	221	201	301	300	301	80	36%
$75,000-$99,999	184	187	368	369	375	191	104%
$100,000-$124,999	62	84	222	230	241	179	289%
$125,000-$149,999	42	54	141	157	183	141	336%
$150,000-$199,999	34	32	109	127	168	134	394%
$200,000 or more	19	12	61	61	76	57	300%
Total Households	1,972	1,917	2,716	2,716	2,740	768	39%
Median Household Income							
Adjusted for inflation ($1999)	$40,346	$41,152	$54,236	$55,788	$59,025	$18,679	46%

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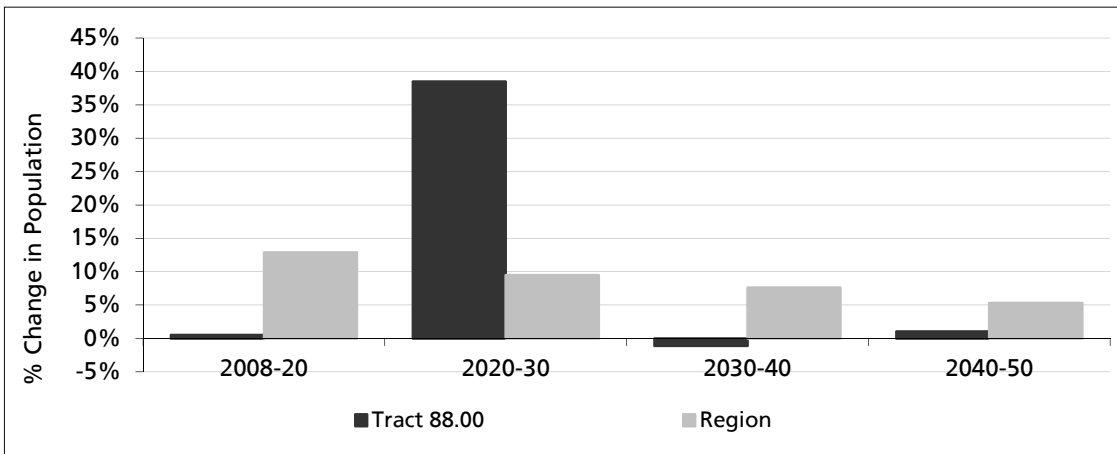
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,017**	**7,054**	**9,769**	**9,662**	**9,761**	**2,744**	**39%**
Under 5	611	568	748	733	707	96	16%
5 to 9	502	553	693	668	671	169	34%
10 to 14	496	587	732	678	699	203	41%
15 to 17	307	293	421	384	391	84	27%
18 to 19	192	154	256	229	232	40	21%
20 to 24	494	424	701	636	612	118	24%
25 to 29	607	574	756	791	752	145	24%
30 to 34	670	609	728	836	786	116	17%
35 to 39	573	474	668	633	668	95	17%
40 to 44	499	447	612	527	629	130	26%
45 to 49	488	435	540	559	560	72	15%
50 to 54	387	378	489	485	457	70	18%
55 to 59	333	388	498	451	484	151	45%
60 to 61	103	136	187	184	199	96	93%
62 to 64	111	188	272	269	276	165	149%
65 to 69	223	376	593	579	562	339	152%
70 to 74	140	188	334	331	329	189	135%
75 to 79	118	116	250	278	259	141	119%
80 to 84	87	77	155	201	203	116	133%
85 and over	76	89	136	210	285	209	275%
Median Age	32.2	33.1	34.0	34.3	35.2	3.0	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,017**	**7,054**	**9,769**	**9,662**	**9,761**	**2,744**	**39%**
Hispanic	2,042	2,321	3,463	3,650	3,885	1,843	90%
Non-Hispanic	4,975	4,733	6,306	6,012	5,876	901	18%
White	1,084	865	1,052	890	769	-315	-29%
Black	526	509	729	719	724	198	38%
American Indian	12	11	13	12	12	0	0%
Asian	3,100	3,113	4,186	4,073	4,055	955	31%
Hawaiian / Pacific Islander	41	39	51	48	46	5	12%
Other	8	8	10	10	10	2	25%
Two or More Races	204	188	265	260	260	56	27%

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	**835**	**835**	**1,167**	**1,167**	**1,167**	**332**	**40%**
Civilian Jobs	835	835	1,167	1,167	1,167	332	40%
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	**364**	**364**	**364**	**364**	**364**	**0**	**0%**
Developed Acres	**364**	**364**	**364**	**364**	**364**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	188	188	180	180	180	-8	-4%
Multiple Family	34	34	41	41	41	8	23%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	16	16	16	16	--
Industrial	2	2	0	0	0	-2	-100%
Commercial/Services	20	20	6	6	6	-14	-69%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	104	104	104	104	104	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	17	17	17	17	17	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
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	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	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]	**37.2**	**37.2**	**80.2**	**80.2**	**80.2**	**43.0**	**116%**
Residential Density[4]	**9.1**	**9.1**	**12.4**	**12.4**	**12.5**	**3.4**	**37%**

GROWTH TRENDS IN JOBS
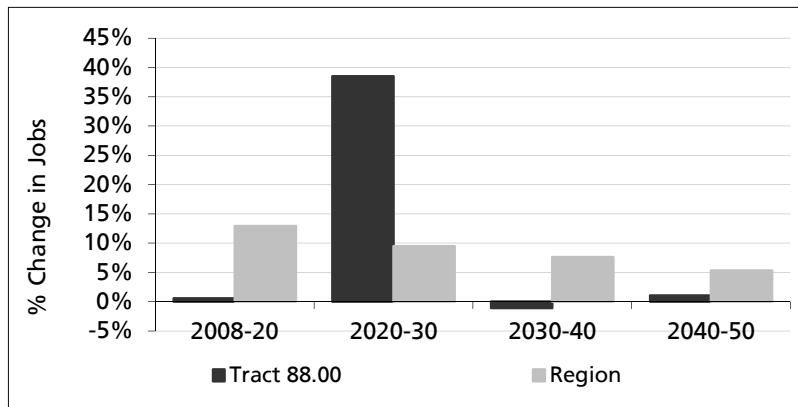
Notes:

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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