2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 41.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,232**	**9,020**	**10,306**	**11,904**	**13,152**	**4,920**	**60%**
Household Population	7,894	8,641	9,849	11,353	12,546	4,652	59%
Group Quarters Population	338	379	457	551	606	268	79%
Civilian	338	379	457	551	606	268	79%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,737**	**2,911**	**3,315**	**3,788**	**4,203**	**1,466**	**54%**
Single Family	1,096	964	887	759	759	-337	-31%
Multiple Family	1,641	1,947	2,428	3,029	3,444	1,803	110%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,504**	**2,712**	**3,107**	**3,569**	**3,980**	**1,476**	**59%**
Single Family	990	884	817	701	703	-287	-29%
Multiple Family	1,514	1,828	2,290	2,868	3,277	1,763	116%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**8.5%**	**6.8%**	**6.3%**	**5.8%**	**5.3%**	**-3.2**	**-38%**
Single Family	9.7%	8.3%	7.9%	7.6%	7.4%	-2.3	-24%
Multiple Family	7.7%	6.1%	5.7%	5.3%	4.8%	-2.9	-38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.15**	**3.19**	**3.17**	**3.18**	**3.15**	**0.00**	**0%**

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	546	464	426	408	378	-168	-31%
$15,000-$29,999	746	714	706	707	688	-58	-8%
$30,000-$44,999	509	525	553	601	618	109	21%
$45,000-$59,999	275	341	397	463	510	235	85%
$60,000-$74,999	170	199	256	317	385	215	126%
$75,000-$99,999	115	205	298	390	482	367	319%
$100,000-$124,999	47	120	200	275	343	296	630%
$125,000-$149,999	52	81	129	181	234	182	350%
$150,000-$199,999	9	27	63	111	176	167	1856%
$200,000 or more	35	36	79	116	166	131	374%
Total Households	2,504	2,712	3,107	3,569	3,980	1,476	59%
Median Household Income							
Adjusted for inflation ($1999)	$29,196	$35,086	$41,433	$47,219	$54,000	$24,804	85%

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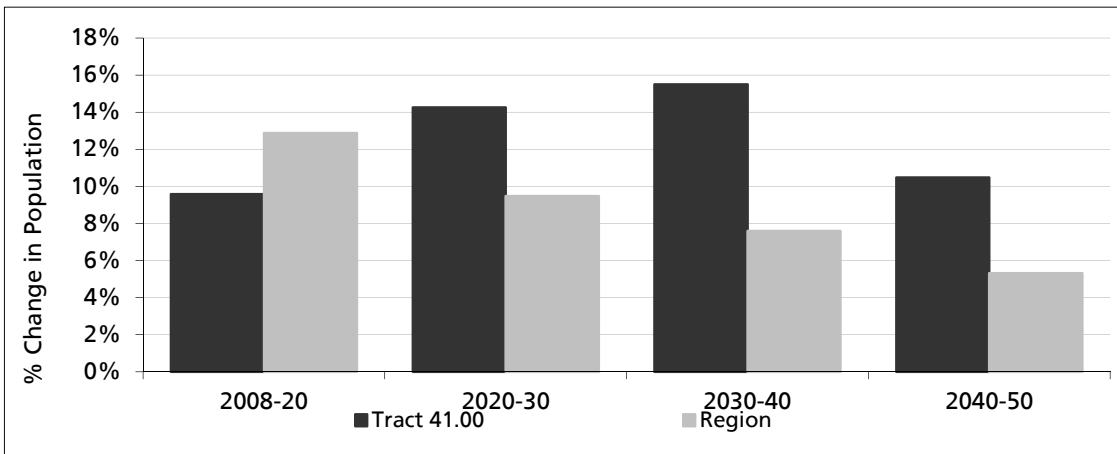
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,232**	**9,020**	**10,306**	**11,904**	**13,152**	**4,920**	**60%**
Under 5	775	793	875	989	1,015	240	31%
5 to 9	720	933	982	1,133	1,200	480	67%
10 to 14	616	784	839	935	1,039	423	69%
15 to 17	428	444	526	562	637	209	49%
18 to 19	254	231	311	327	372	118	46%
20 to 24	569	519	772	844	925	356	63%
25 to 29	719	773	826	1,009	1,050	331	46%
30 to 34	931	893	849	1,172	1,216	285	31%
35 to 39	910	848	1,026	1,111	1,260	350	38%
40 to 44	679	722	783	769	1,037	358	53%
45 to 49	549	602	603	760	824	275	50%
50 to 54	391	468	527	590	590	199	51%
55 to 59	238	344	411	431	537	299	126%
60 to 61	61	98	133	151	181	120	197%
62 to 64	75	134	170	211	227	152	203%
65 to 69	70	121	187	225	233	163	233%
70 to 74	78	125	202	246	280	202	259%
75 to 79	62	71	126	176	188	126	203%
80 to 84	47	48	79	131	160	113	240%
85 and over	60	69	79	132	181	121	202%
Median Age	30.2	30.2	30.1	30.7	31.4	1.2	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,232**	**9,020**	**10,306**	**11,904**	**13,152**	**4,920**	**60%**
Hispanic	6,279	7,266	8,450	10,002	11,270	4,991	79%
Non-Hispanic	1,953	1,754	1,856	1,902	1,882	-71	-4%
White	1,040	889	912	895	834	-206	-20%
Black	522	476	489	480	463	-59	-11%
American Indian	29	21	20	20	20	-9	-31%
Asian	201	214	256	302	343	142	71%
Hawaiian / Pacific Islander	10	10	12	14	16	6	60%
Other	20	17	18	20	21	1	5%
Two or More Races	131	127	149	171	185	54	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	**1,804**	**2,232**	**2,456**	**2,520**	**2,543**	**739**	**41%**
Civilian Jobs	1,804	2,232	2,456	2,520	2,543	739	41%
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	**394**	**394**	**394**	**394**	**394**	**0**	**0%**
Developed Acres	**376**	**383**	**391**	**393**	**394**	**18**	**5%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	84	73	63	54	47	-37	-44%
Multiple Family	34	44	56	68	76	42	123%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	1	4	4	4	--
Industrial	41	46	46	46	46	5	13%
Commercial/Services	13	15	20	18	17	4	27%
Office	1	1	1	1	1	-1	-48%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	187	187	187	187	187	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	7	0	0%
Vacant Developable Acres	**18**	**12**	**4**	**1**	**0**	**-18**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
Multiple Family	10	7	3	1	0	-10	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	5	5	0	0	0	-5	-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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**28.8**	**32.1**	**32.9**	**34.4**	**34.8**	**6.0**	**21%**
Residential Density[4]	**23.0**	**24.6**	**27.4**	**30.4**	**33.2**	**10.3**	**45%**

GROWTH TRENDS IN JOBS
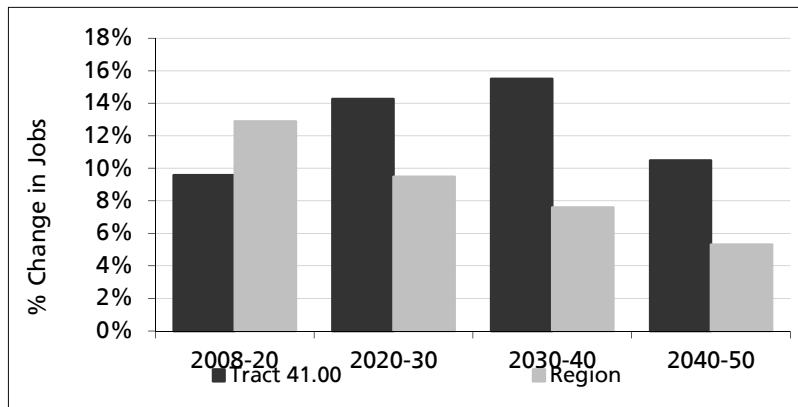
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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