2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 117.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,934**	**7,130**	**6,294**	**11,016**	**18,622**	**11,688**	**169%**
Household Population	6,934	7,130	6,294	11,016	18,622	11,688	169%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,348**	**2,348**	**2,074**	**3,472**	**5,663**	**3,315**	**141%**
Single Family	928	928	758	740	729	-199	-21%
Multiple Family	1,420	1,420	1,316	2,732	4,934	3,514	247%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,216**	**2,243**	**1,991**	**3,355**	**5,512**	**3,296**	**149%**
Single Family	891	874	723	706	696	-195	-22%
Multiple Family	1,325	1,369	1,268	2,649	4,816	3,491	263%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.6%**	**4.5%**	**4.0%**	**3.4%**	**2.7%**	**-2.9**	**-52%**
Single Family	4.0%	5.8%	4.6%	4.6%	4.5%	0.5	13%
Multiple Family	6.7%	3.6%	3.6%	3.0%	2.4%	-4.3	-64%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.13**	**3.18**	**3.16**	**3.28**	**3.38**	**0.25**	**8%**

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	629	565	481	491	539	-90	-14%
$15,000-$29,999	560	535	457	488	614	54	10%
$30,000-$44,999	362	364	315	459	749	387	107%
$45,000-$59,999	343	329	299	505	836	493	144%
$60,000-$74,999	118	154	137	377	723	605	513%
$75,000-$99,999	111	203	209	538	967	856	771%
$100,000-$124,999	10	55	64	234	484	474	4740%
$125,000-$149,999	0	1	0	106	273	273	0%
$150,000-$199,999	39	29	24	136	280	241	618%
$200,000 or more	44	8	5	21	47	3	7%
Total Households	2,216	2,243	1,991	3,355	5,512	3,296	149%
Median Household Income							
Adjusted for inflation ($1999)	$27,830	$30,886	$32,738	$52,114	$60,373	$32,543	117%

*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.
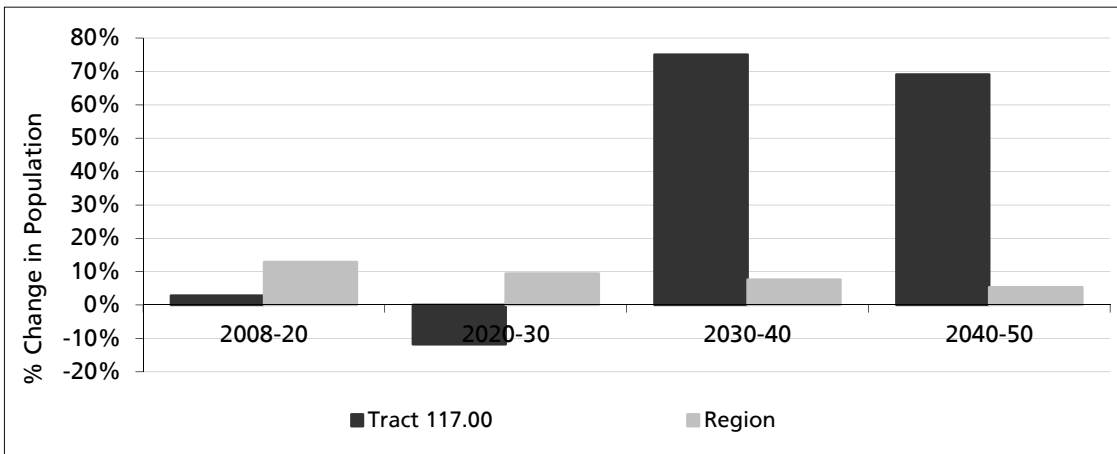
Source: Final Series 12 - 2050 Regional Growth Forecast
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www.sandag.org

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,934**	**7,130**	**6,294**	**11,016**	**18,622**	**11,688**	**169%**
Under 5	635	570	461	780	1,219	584	92%
5 to 9	516	585	469	798	1,261	745	144%
10 to 14	551	610	481	775	1,291	740	134%
15 to 17	367	341	286	445	761	394	107%
18 to 19	218	182	157	239	405	187	86%
20 to 24	574	494	512	805	1,305	731	127%
25 to 29	599	565	461	798	1,256	657	110%
30 to 34	613	548	375	784	1,232	619	101%
35 to 39	493	439	378	631	1,088	595	121%
40 to 44	401	419	344	487	1,038	637	159%
45 to 49	378	385	303	530	904	526	139%
50 to 54	410	434	387	645	957	547	133%
55 to 59	296	404	378	600	1,053	757	256%
60 to 61	97	128	119	206	360	263	271%
62 to 64	113	167	155	298	478	365	323%
65 to 69	148	250	280	540	881	733	495%
70 to 74	177	246	304	588	1,072	895	506%
75 to 79	132	133	189	435	808	676	512%
80 to 84	142	154	190	459	855	713	502%
85 and over	74	76	65	173	398	324	438%
Median Age	30.1	32.0	34.3	35.7	37.7	7.6	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,934**	**7,130**	**6,294**	**11,016**	**18,622**	**11,688**	**169%**
Hispanic	4,236	4,681	4,369	7,943	13,794	9,558	226%
Non-Hispanic	2,698	2,449	1,925	3,073	4,828	2,130	79%
White	474	224	18	0	0	-474	-100%
Black	242	197	127	133	73	-169	-70%
American Indian	11	15	13	20	31	20	182%
Asian	1,730	1,763	1,529	2,493	3,989	2,259	131%
Hawaiian / Pacific Islander	27	26	21	34	57	30	111%
Other	0	0	0	0	0	0	0%
Two or More Races	214	224	217	393	678	464	217%

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	**3,744**	**3,745**	**5,152**	**6,102**	**6,264**	**2,520**	**67%**
Civilian Jobs	3,744	3,745	5,152	6,102	6,264	2,520	67%
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	**401**	**401**	**401**	**401**	**401**	**0**	**0%**
Developed Acres	**392**	**392**	**395**	**398**	**400**	**8**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	104	104	89	88	87	-18	-17%
Multiple Family	33	33	29	28	31	-1	-4%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	64	107	118	118	--
Industrial	1	1	0	0	0	-1	-89%
Commercial/Services	108	108	68	31	21	-87	-80%
Office	5	5	4	4	3	-2	-45%
Schools	22	22	22	22	22	0	0%
Roads and Freeways	94	94	94	94	94	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	24	24	24	23	23	-1	-3%
Vacant Developable Acres	**9**	**9**	**5**	**3**	**1**	**-8**	**-90%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	0	0	-2	-100%
Multiple Family	1	1	1	1	1	0	0%
Mixed Use	5	5	2	2	0	-5	-100%
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]	**27.2**	**27.2**	**40.5**	**54.7**	**59.1**	**31.9**	**117%**
Residential Density[4]	**17.2**	**17.2**	**13.8**	**20.5**	**32.0**	**14.9**	**87%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period (2008-20, 2020-30, 2030-40, 2040-50) for Tract 117.00 and Region.
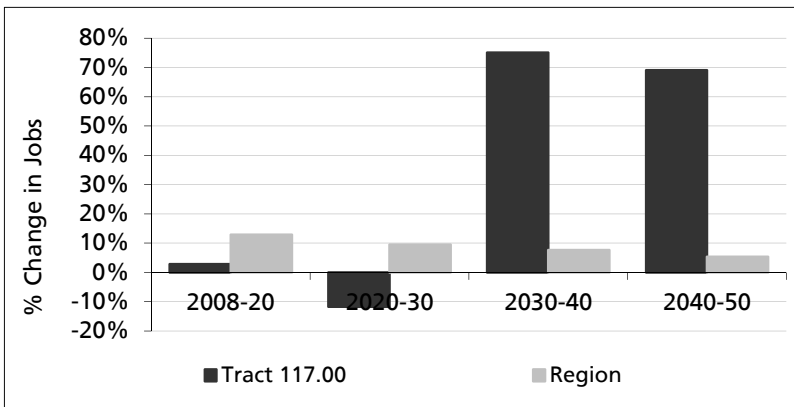
Notes:

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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