2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.25

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,143**	**5,397**	**5,440**	**5,543**	**5,587**	**444**	**9%**
Household Population	5,143	5,397	5,440	5,543	5,587	444	9%
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	**1,787**	**1,851**	**1,851**	**1,851**	**1,851**	**64**	**4%**
Single Family	804	822	822	822	822	18	2%
Multiple Family	983	1,029	1,029	1,029	1,029	46	5%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,723**	**1,795**	**1,797**	**1,798**	**1,802**	**79**	**5%**
Single Family	788	802	804	804	805	17	2%
Multiple Family	935	993	993	994	997	62	7%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.6%**	**3.0%**	**2.9%**	**2.9%**	**2.6%**	**-1.0**	**-28%**
Single Family	2.0%	2.4%	2.2%	2.2%	2.1%	0.1	5%
Multiple Family	4.9%	3.5%	3.5%	3.4%	3.1%	-1.8	-37%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.98**	**3.01**	**3.03**	**3.08**	**3.10**	**0.12**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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	**5,143**	**5,397**	**5,440**	**5,543**	**5,587**	**444**	**9%**
Under 5	518	493	473	462	435	-83	-16%
5 to 9	297	288	283	270	248	-49	-16%
10 to 14	283	302	281	273	265	-18	-6%
15 to 17	199	188	176	169	166	-33	-17%
18 to 19	148	123	117	109	107	-41	-28%
20 to 24	342	310	343	320	316	-26	-8%
25 to 29	389	444	419	410	397	8	2%
30 to 34	403	400	345	379	357	-46	-11%
35 to 39	367	293	326	314	304	-63	-17%
40 to 44	317	272	273	248	278	-39	-12%
45 to 49	382	325	268	312	309	-73	-19%
50 to 54	381	367	337	352	324	-57	-15%
55 to 59	319	391	352	304	347	28	9%
60 to 61	109	139	126	111	123	14	13%
62 to 64	129	218	215	222	226	97	75%
65 to 69	171	298	348	320	288	117	68%
70 to 74	98	168	213	189	166	68	69%
75 to 79	95	123	195	240	232	137	144%
80 to 84	74	90	151	224	253	179	242%
85 and over	122	165	199	315	446	324	266%
Median Age	34.9	37.6	39.3	41.3	43.6	8.7	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,143**	**5,397**	**5,440**	**5,543**	**5,587**	**444**	**9%**
Hispanic	1,569	1,920	2,124	2,412	2,662	1,093	70%
Non-Hispanic	3,574	3,477	3,316	3,131	2,925	-649	-18%
White	2,995	2,782	2,538	2,277	2,009	-986	-33%
Black	165	205	237	266	293	128	78%
American Indian	40	45	43	41	37	-3	-8%
Asian	182	215	238	263	285	103	57%
Hawaiian / Pacific Islander	27	44	53	61	65	38	141%
Other	12	19	22	24	25	13	108%
Two or More Races	153	167	185	199	211	58	38%

GROWTH TRENDS IN TOTAL POPULATION
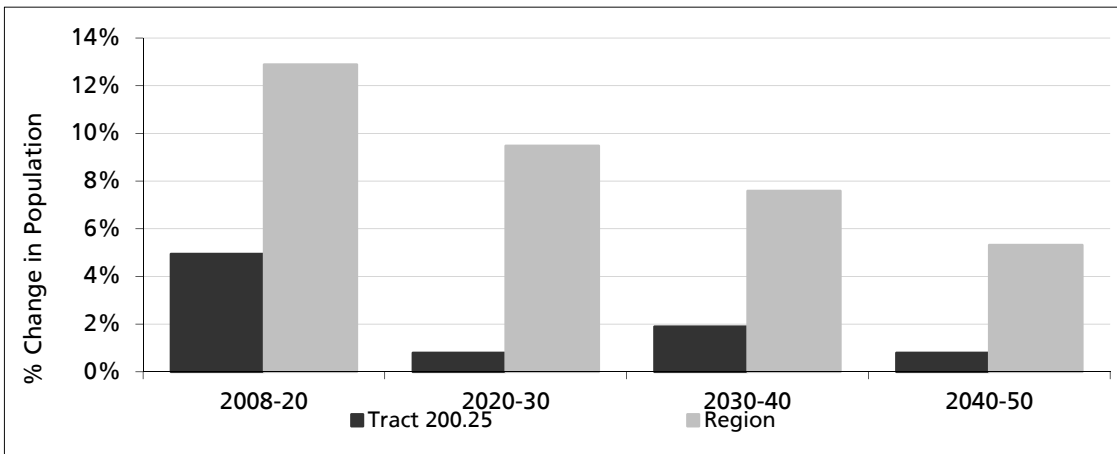
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**2,103**	**2,103**	**2,103**	**2,103**	**2,130**	**27**	**1%**
Civilian Jobs	2,103	2,103	2,103	2,103	2,130	27	1%
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	**468**	**468**	**468**	**468**	**468**	**0**	**0%**
Developed Acres	**453**	**464**	**464**	**464**	**464**	**11**	**2%**
Low Density Single Family	4	4	4	4	4	0	0%
Single Family	155	163	163	163	163	8	5%
Multiple Family	48	52	52	52	52	3	7%
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	39	39	39	39	39	0	0%
Commercial/Services	76	76	76	76	76	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	100	100	100	100	100	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	21	0	0%
Vacant Developable Acres	**15**	**4**	**4**	**4**	**4**	**-11**	**-75%**
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	8	0	0	0	0	-8	-100%
Multiple Family	3	0	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	3	3	3	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]	**16.8**	**16.8**	**16.8**	**16.8**	**17.0**	**0.2**	**1%**
Residential Density[4]	**8.6**	**8.5**	**8.5**	**8.5**	**8.5**	**-0.1**	**-2%**

GROWTH TRENDS IN JOBS
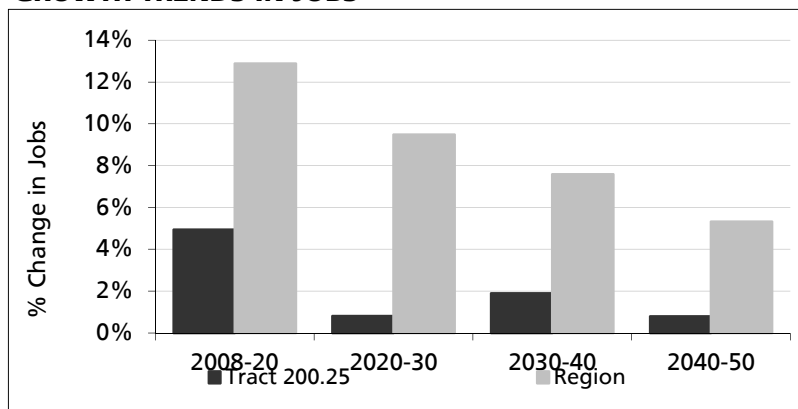
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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