2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 95.11

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,199**	**4,292**	**4,967**	**5,061**	**5,095**	**1,896**	**59%**
Household Population	3,199	4,292	4,967	5,061	5,095	1,896	59%
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	**1,136**	**1,512**	**1,646**	**1,646**	**1,646**	**510**	**45%**
Single Family	1,136	1,512	1,646	1,646	1,646	510	45%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,112**	**1,486**	**1,622**	**1,622**	**1,622**	**510**	**46%**
Single Family	1,112	1,486	1,622	1,622	1,622	510	46%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.1%**	**1.7%**	**1.5%**	**1.5%**	**1.5%**	**-0.6**	**-29%**
Single Family	2.1%	1.7%	1.5%	1.5%	1.5%	-0.6	-29%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.88**	**2.89**	**3.06**	**3.12**	**3.14**	**0.26**	**9%**

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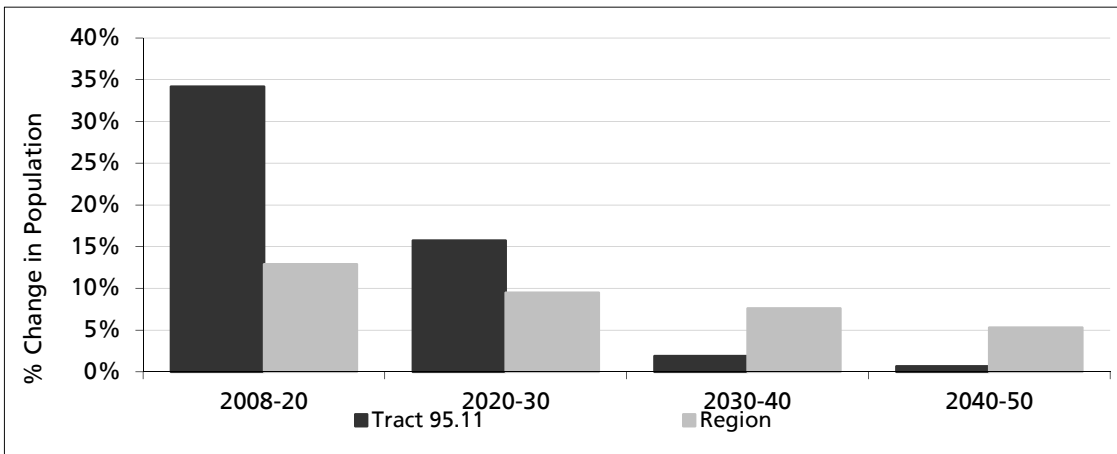
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,199**	**4,292**	**4,967**	**5,061**	**5,095**	**1,896**	**59%**
Under 5	518	651	741	761	763	245	47%
5 to 9	601	787	896	911	911	310	52%
10 to 14	434	580	705	728	737	303	70%
15 to 17	132	245	261	260	266	134	102%
18 to 19	56	56	58	67	68	12	21%
20 to 24	112	136	190	180	182	70	63%
25 to 29	273	428	471	479	479	206	75%
30 to 34	450	540	638	652	648	198	44%
35 to 39	385	569	638	661	674	289	75%
40 to 44	164	159	206	212	214	50	30%
45 to 49	39	58	50	55	51	12	31%
50 to 54	12	15	17	15	17	5	42%
55 to 59	4	13	4	11	15	11	275%
60 to 61	3	3	5	3	4	1	33%
62 to 64	3	13	26	26	24	21	700%
65 to 69	7	26	48	30	31	24	343%
70 to 74	2	5	5	4	3	1	50%
75 to 79	4	6	4	3	5	1	25%
80 to 84	0	0	1	1	1	1	0%
85 and over	0	2	3	2	2	2	0%
Median Age	16.1	16.6	16.6	16.5	16.5	0.4	2%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,199**	**4,292**	**4,967**	**5,061**	**5,095**	**1,896**	**59%**
Hispanic	502	654	767	782	786	284	57%
Non-Hispanic	2,697	3,638	4,200	4,279	4,309	1,612	60%
White	1,538	2,107	2,437	2,467	2,480	942	61%
Black	588	770	881	914	923	335	57%
American Indian	34	64	74	74	74	40	118%
Asian	239	308	364	371	376	137	57%
Hawaiian / Pacific Islander	49	58	65	66	66	17	35%
Other	12	35	37	36	35	23	192%
Two or More Races	237	296	342	351	355	118	50%

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	**350**	**350**	**350**	**350**	**350**	**0**	**0%**
Civilian Jobs	350	350	350	350	350	0	0%
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	**335**	**335**	**335**	**335**	**335**	**0**	**0%**
Developed Acres	**276**	**319**	**335**	**335**	**335**	**58**	**21%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	148	191	207	207	207	58	39%
Multiple Family	0	0	0	0	0	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	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	1	1	1	1	1	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	31	31	31	31	31	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	78	78	78	78	78	0	0%
Vacant Developable Acres	**58**	**15**	**0**	**0**	**0**	**-58**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	58	15	0	0	0	-58	-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	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]	**18.8**	**18.8**	**18.8**	**18.8**	**18.8**	**0.0**	**0%**
Residential Density[4]	**7.7**	**7.9**	**8.0**	**8.0**	**8.0**	**0.3**	**4%**

GROWTH TRENDS IN JOBS
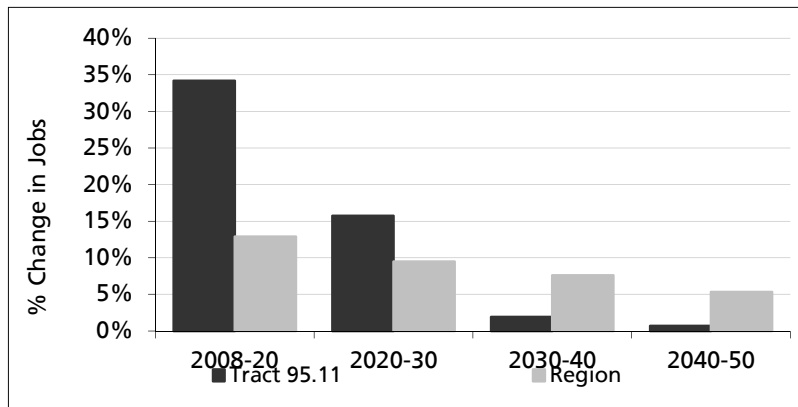
Notes:

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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