2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 98.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,789**	**4,971**	**4,917**	**4,879**	**4,881**	**92**	**2%**
Household Population	4,789	4,971	4,917	4,879	4,881	92	2%
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	**2,029**	**2,029**	**2,030**	**2,032**	**2,034**	**5**	**0%**
Single Family	1,817	1,817	1,818	1,820	1,822	5	0%
Multiple Family	212	212	212	212	212	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,863**	**1,955**	**1,958**	**1,956**	**1,960**	**97**	**5%**
Single Family	1,661	1,773	1,775	1,777	1,781	120	7%
Multiple Family	202	182	183	179	179	-23	-11%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**8.2%**	**3.6%**	**3.5%**	**3.7%**	**3.6%**	**-4.6**	**-56%**
Single Family	8.6%	2.4%	2.4%	2.4%	2.3%	-6.3	-73%
Multiple Family	4.7%	14.2%	13.7%	15.6%	15.6%	10.9	232%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.57**	**2.54**	**2.51**	**2.49**	**2.49**	**-0.08**	**-3%**

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	**4,789**	**4,971**	**4,917**	**4,879**	**4,881**	**92**	**2%**
Under 5	301	262	258	243	229	-72	-24%
5 to 9	305	277	271	260	246	-59	-19%
10 to 14	314	323	287	288	287	-27	-9%
15 to 17	143	133	113	111	112	-31	-22%
18 to 19	120	103	86	79	77	-43	-36%
20 to 24	249	237	238	221	231	-18	-7%
25 to 29	220	256	246	228	232	12	5%
30 to 34	187	174	155	153	139	-48	-26%
35 to 39	239	166	185	175	158	-81	-34%
40 to 44	306	230	238	219	226	-80	-26%
45 to 49	417	320	248	292	294	-123	-29%
50 to 54	391	323	257	282	275	-116	-30%
55 to 59	424	472	361	295	364	-60	-14%
60 to 61	177	218	182	150	187	10	6%
62 to 64	169	264	222	195	201	32	19%
65 to 69	205	362	384	322	279	74	36%
70 to 74	179	324	400	338	288	109	61%
75 to 79	184	238	376	434	395	211	115%
80 to 84	141	141	238	317	301	160	113%
85 and over	118	148	172	277	360	242	205%
Median Age	45.1	50.1	52.6	53.0	53.8	8.7	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,789**	**4,971**	**4,917**	**4,879**	**4,881**	**92**	**2%**
Hispanic	475	610	665	723	783	308	65%
Non-Hispanic	4,314	4,361	4,252	4,156	4,098	-216	-5%
White	3,796	3,771	3,623	3,492	3,405	-391	-10%
Black	93	113	127	137	145	52	56%
American Indian	24	28	26	24	22	-2	-8%
Asian	232	262	278	294	307	75	32%
Hawaiian / Pacific Islander	7	11	13	13	13	6	86%
Other	17	18	18	19	20	3	18%
Two or More Races	145	158	167	177	186	41	28%

GROWTH TRENDS IN TOTAL POPULATION
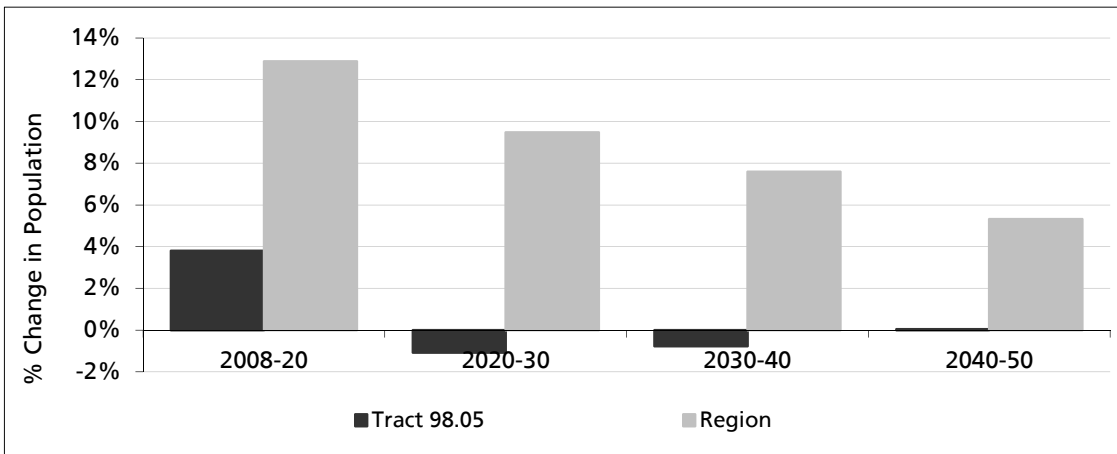
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**363**	**363**	**363**	**363**	**367**	**4**	**1%**
Civilian Jobs	363	363	363	363	367	4	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	**1,858**	**1,858**	**1,858**	**1,858**	**1,858**	**0**	**0%**
Developed Acres	**1,854**	**1,854**	**1,854**	**1,854**	**1,855**	**1**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	313	313	313	313	314	1	0%
Multiple Family	9	9	9	9	9	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	2	2	2	2	2	0	0%
Commercial/Services	6	6	6	6	6	0	0%
Office	2	2	2	2	2	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	108	108	108	108	108	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	1,412	1,412	1,412	1,412	1,412	0	0%
Vacant Developable Acres	**4**	**4**	**4**	**3**	**3**	**-1**	**-17%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	4	4	3	3	-1	-17%
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]	**34.2**	**34.2**	**34.2**	**34.2**	**34.6**	**0.4**	**1%**
Residential Density[4]	**6.3**	**6.3**	**6.3**	**6.3**	**6.3**	**0.0**	**0%**

GROWTH TRENDS IN JOBS

■ Tract 98.05   ▨ Region
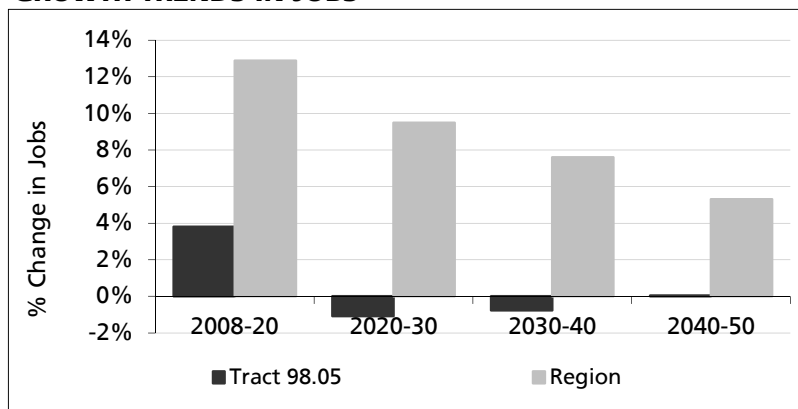
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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