2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.62

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	4,078	4,211	4,263	4,346	5,028	950	23%
Household Population	4,078	4,211	4,263	4,346	5,028	950	23%
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	2,236	2,236	2,236	2,236	2,539	303	14%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2,236	2,236	2,236	2,236	2,539	303	14%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,051	2,088	2,103	2,103	2,398	347	17%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2,051	2,088	2,103	2,103	2,398	347	17%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.3%	6.6%	5.9%	5.9%	5.6%	-2.7	-33%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	8.3%	6.6%	5.9%	5.9%	5.6%	-2.7	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.99	2.02	2.03	2.07	2.10	0.11	6%

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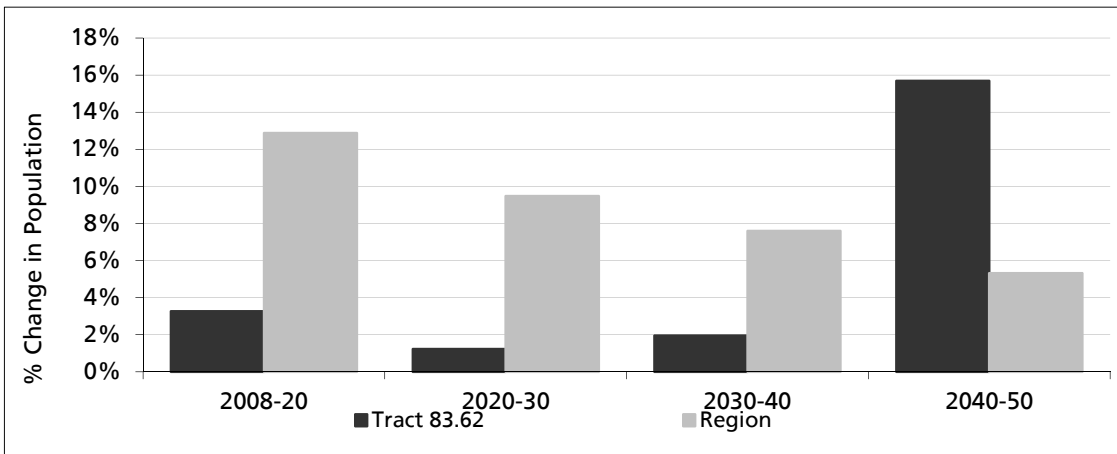
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	2008 to 2050 Change* Percent
Total Population	**4,078**	**4,211**	**4,263**	**4,346**	**5,028**	**950**	**23%**
Under 5	322	320	283	301	327	5	2%
5 to 9	261	247	276	275	308	47	18%
10 to 14	113	141	108	139	158	45	40%
15 to 17	72	84	64	83	93	21	29%
18 to 19	57	42	48	47	55	-2	-4%
20 to 24	127	122	125	140	140	13	10%
25 to 29	387	456	525	473	607	220	57%
30 to 34	435	521	480	544	605	170	39%
35 to 39	475	412	473	504	551	76	16%
40 to 44	387	315	347	359	487	100	26%
45 to 49	338	287	254	292	364	26	8%
50 to 54	237	225	182	171	205	-32	-14%
55 to 59	227	215	193	154	203	-24	-11%
60 to 61	53	61	44	52	37	-16	-30%
62 to 64	127	163	128	126	165	38	30%
65 to 69	147	219	252	182	209	62	42%
70 to 74	107	193	219	204	201	94	88%
75 to 79	76	84	120	113	101	25	33%
80 to 84	66	54	86	106	93	27	41%
85 and over	64	50	56	81	119	55	86%
Median Age	37.8	37.1	37.4	36.7	37.0	-0.8	-2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	2008 to 2050 Change* Percent
Total Population	**4,078**	**4,211**	**4,263**	**4,346**	**5,028**	**950**	**23%**
Hispanic	461	532	595	650	800	339	74%
Non-Hispanic	3,617	3,679	3,668	3,696	4,228	611	17%
White	2,645	2,480	2,319	2,189	2,333	-312	-12%
Black	50	46	49	37	34	-16	-32%
American Indian	5	14	11	20	22	17	340%
Asian	710	853	940	1,045	1,308	598	84%
Hawaiian / Pacific Islander	1	16	21	20	29	28	2800%
Other	41	56	65	66	84	43	105%
Two or More Races	165	214	263	319	418	253	153%

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	**1,309**	**1,309**	**1,309**	**1,309**	**1,309**	**0**	**0%**
Civilian Jobs	1,309	1,309	1,309	1,309	1,309	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	**246**	**246**	**246**	**246**	**246**	**0**	**0%**
Developed Acres	**246**	**246**	**246**	**246**	**246**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	118	118	118	118	118	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	27	27	27	27	27	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	62	62	62	62	62	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	40	40	40	40	40	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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]	**49.4**	**49.4**	**49.4**	**49.4**	**49.4**	**0.0**	**0%**
Residential Density[4]	**19.0**	**19.0**	**19.0**	**19.0**	**21.6**	**2.6**	**14%**

GROWTH TRENDS IN JOBS
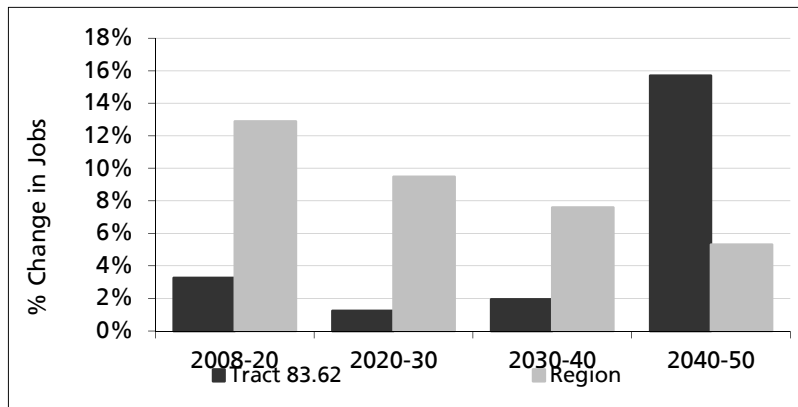
Notes:

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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