2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 36.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,884**	**2,910**	**3,441**	**3,751**	**3,901**	**1,017**	**35%**
Household Population	2,866	2,877	3,387	3,674	3,804	938	33%
Group Quarters Population	18	33	54	77	97	79	439%
Civilian	18	33	54	77	97	79	439%
Military	0	0	0	0	0	0	0%
Total Housing Units	**668**	**668**	**777**	**844**	**872**	**204**	**31%**
Single Family	514	514	472	450	438	-76	-15%
Multiple Family	154	154	305	394	434	280	182%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**619**	**620**	**726**	**787**	**818**	**199**	**32%**
Single Family	467	479	440	415	404	-63	-13%
Multiple Family	152	141	286	372	414	262	172%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**7.3%**	**7.2%**	**6.6%**	**6.8%**	**6.2%**	**-1.1**	**-15%**
Single Family	9.1%	6.8%	6.8%	7.8%	7.8%	-1.3	-14%
Multiple Family	1.3%	8.4%	6.2%	5.6%	4.6%	3.3	254%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.63**	**4.64**	**4.67**	**4.67**	**4.65**	**0.02**	**0%**

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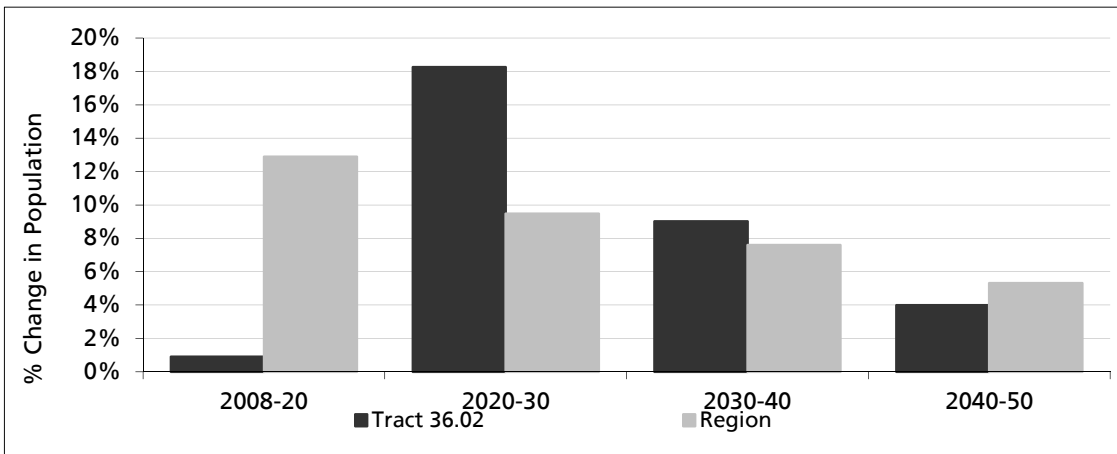
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,884**	**2,910**	**3,441**	**3,751**	**3,901**	**1,017**	**35%**
Under 5	363	323	351	365	347	-16	-4%
5 to 9	225	259	264	279	276	51	23%
10 to 14	257	281	296	303	307	50	19%
15 to 17	163	144	169	168	173	10	6%
18 to 19	124	93	121	111	113	-11	-9%
20 to 24	292	221	312	304	297	5	2%
25 to 29	234	222	239	272	257	23	10%
30 to 34	215	186	175	228	222	7	3%
35 to 39	233	210	246	252	275	42	18%
40 to 44	173	185	203	187	233	60	35%
45 to 49	141	158	172	194	196	55	39%
50 to 54	92	118	151	158	139	47	51%
55 to 59	79	118	155	155	168	89	113%
60 to 61	24	35	44	45	47	23	96%
62 to 64	32	56	76	85	84	52	163%
65 to 69	37	56	82	92	91	54	146%
70 to 74	56	81	141	185	213	157	280%
75 to 79	47	51	93	132	152	105	223%
80 to 84	50	53	80	125	154	104	208%
85 and over	47	60	71	111	157	110	234%
Median Age	25.4	28.0	29.3	31.6	34.1	8.7	34%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,884**	**2,910**	**3,441**	**3,751**	**3,901**	**1,017**	**35%**
Hispanic	2,412	2,498	3,003	3,332	3,514	1,102	46%
Non-Hispanic	472	412	438	419	387	-85	-18%
White	57	44	44	38	30	-27	-47%
Black	225	192	192	171	145	-80	-36%
American Indian	2	2	2	2	2	0	0%
Asian	128	117	133	136	135	7	5%
Hawaiian / Pacific Islander	6	6	6	6	6	0	0%
Other	2	2	2	2	2	0	0%
Two or More Races	52	49	59	64	67	15	29%

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	**406**	**417**	**438**	**458**	**499**	**93**	**23%**
Civilian Jobs	406	417	438	458	499	93	23%
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	**154**	**154**	**154**	**154**	**154**	**0**	**0%**
Developed Acres	**149**	**149**	**150**	**154**	**154**	**5**	**3%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	57	57	52	50	47	-10	-18%
Multiple Family	8	8	13	19	22	14	173%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	1	1	1	1	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	15	15	15	15	-1	-4%
Office	3	4	4	4	4	1	18%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	37	37	37	37	37	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	19	19	19	19	19	0	0%
Vacant Developable Acres	**5**	**5**	**4**	**0**	**0**	**-5**	**-93%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	4	4	3	0	0	-4	-100%
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	0	0	0	-1	-98%
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]	**14.4**	**14.7**	**15.4**	**16.0**	**17.4**	**3.0**	**21%**
Residential Density[4]	**10.3**	**10.3**	**11.8**	**12.2**	**12.6**	**2.3**	**23%**

GROWTH TRENDS IN JOBS
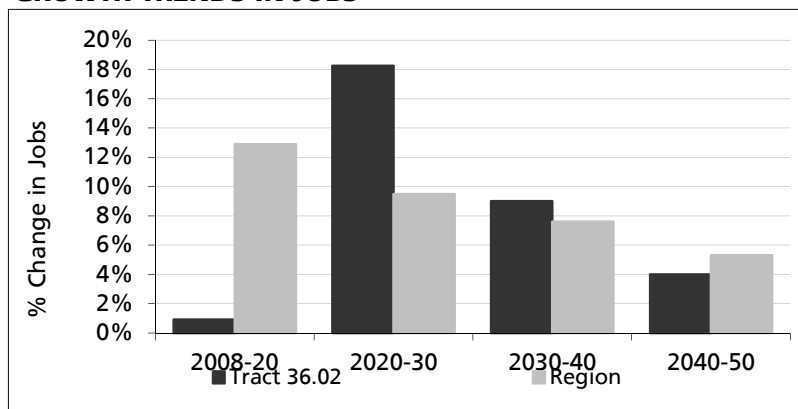
Notes:

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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