2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 95.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,101**	**7,214**	**7,254**	**7,390**	**7,468**	**367**	**5%**
Household Population	7,101	7,214	7,254	7,390	7,468	367	5%
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	**2,758**	**2,758**	**2,758**	**2,758**	**2,758**	**0**	**0%**
Single Family	2,216	2,216	2,216	2,216	2,216	0	0%
Multiple Family	542	542	542	542	542	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,659**	**2,676**	**2,687**	**2,689**	**2,693**	**34**	**1%**
Single Family	2,143	2,151	2,160	2,161	2,164	21	1%
Multiple Family	516	525	527	528	529	13	3%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.6%**	**3.0%**	**2.6%**	**2.5%**	**2.4%**	**-1.2**	**-33%**
Single Family	3.3%	2.9%	2.5%	2.5%	2.3%	-1.0	-30%
Multiple Family	4.8%	3.1%	2.8%	2.6%	2.4%	-2.4	-50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.67**	**2.70**	**2.70**	**2.75**	**2.77**	**0.10**	**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.
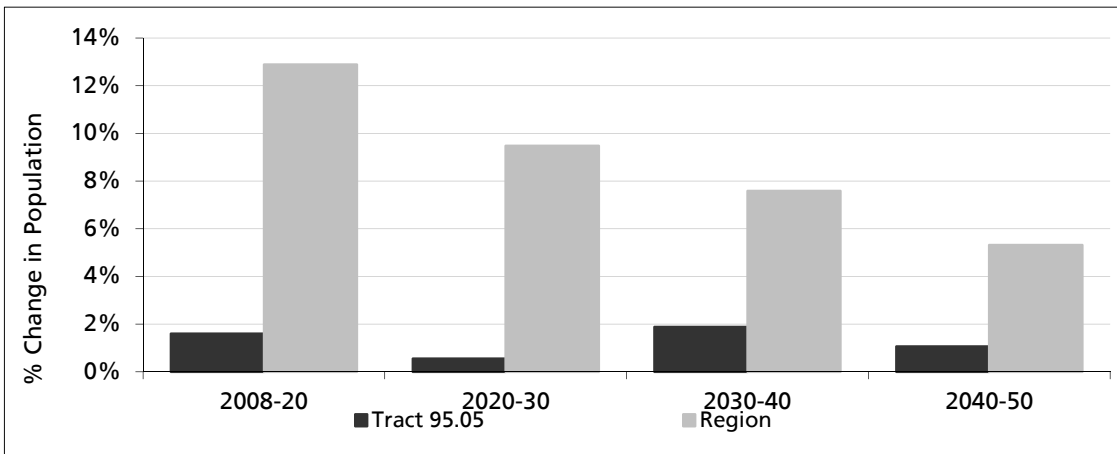
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,101**	**7,214**	**7,254**	**7,390**	**7,468**	**367**	**5%**
Under 5	539	486	503	516	514	-25	-5%
5 to 9	446	424	451	473	475	29	7%
10 to 14	594	634	608	645	668	74	12%
15 to 17	322	320	297	315	327	5	2%
18 to 19	183	171	155	155	160	-23	-13%
20 to 24	408	392	451	441	467	59	14%
25 to 29	269	304	301	315	316	47	17%
30 to 34	391	394	376	413	371	-20	-5%
35 to 39	534	406	460	452	429	-105	-20%
40 to 44	662	530	571	550	564	-98	-15%
45 to 49	697	567	483	588	601	-96	-14%
50 to 54	609	539	493	553	532	-77	-13%
55 to 59	499	569	474	430	523	24	5%
60 to 61	210	251	212	180	235	25	12%
62 to 64	237	361	312	278	293	56	24%
65 to 69	241	438	514	449	397	156	65%
70 to 74	168	308	408	369	311	143	85%
75 to 79	49	65	107	126	105	56	114%
80 to 84	19	23	39	69	79	60	316%
85 and over	24	32	39	73	101	77	321%
Median Age	38.7	40.7	40.2	39.7	40.1	1.4	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,101**	**7,214**	**7,254**	**7,390**	**7,468**	**367**	**5%**
Hispanic	616	764	834	916	992	376	61%
Non-Hispanic	6,485	6,450	6,420	6,474	6,476	-9	0%
White	4,612	4,407	4,232	4,124	4,023	-589	-13%
Black	233	275	308	334	350	117	50%
American Indian	14	14	12	14	14	0	0%
Asian	1,263	1,363	1,455	1,564	1,631	368	29%
Hawaiian / Pacific Islander	45	60	65	70	74	29	64%
Other	21	20	17	15	15	-6	-29%
Two or More Races	297	311	331	353	369	72	24%

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	**739**	**739**	**739**	**739**	**739**	**0**	**0%**
Civilian Jobs	739	739	739	*739*	*739*	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	**4,417**	**4,417**	**4,417**	**4,417**	**4,417**	**0**	**0%**
Developed Acres	**4,417**	**4,417**	**4,417**	**4,417**	**4,417**	**0**	**0%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	279	279	279	*279*	*279*	0	0%
Multiple Family	29	29	29	*29*	*29*	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	21	21	21	*21*	*21*	0	0%
Commercial/Services	45	45	45	*45*	*45*	0	0%
Office	0	0	0	*0*	*0*	0	0%
Schools	60	60	60	*60*	*60*	0	0%
Roads and Freeways	310	310	310	*310*	*310*	0	0%
Agricultural and Extractive[2]	0	0	0	*0*	*0*	0	0%
Parks and Military Use	3,675	3,675	3,675	*3,675*	*3,675*	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]	**5.9**	**5.9**	**5.9**	**5.9**	**5.9**	**0.0**	**0%**
Residential Density[4]	**9.0**	**9.0**	**9.0**	**9.0**	**9.0**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
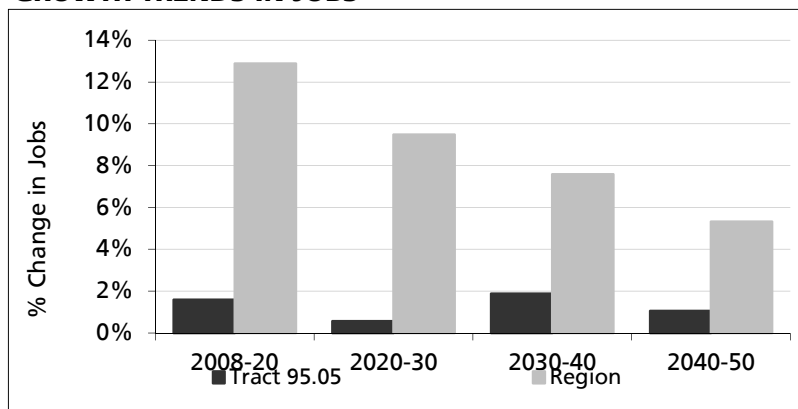
Notes:

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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