2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 95.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**4,804**	**6,595**	**7,348**	**7,504**	**7,611**	**2,807**	**58%**
Household Population	4,592	6,376	7,120	7,272	7,371	2,779	61%
Group Quarters Population	212	219	228	232	240	28	13%
Civilian	212	219	228	232	240	28	13%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,669**	**2,453**	**2,684**	**2,684**	**2,684**	**1,015**	**61%**
Single Family	1,563	2,347	2,578	2,578	2,578	1,015	65%
Multiple Family	106	106	106	106	106	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,619**	**2,382**	**2,616**	**2,615**	**2,617**	**998**	**62%**
Single Family	1,513	2,280	2,514	2,513	2,515	1,002	66%
Multiple Family	106	102	102	102	102	-4	-4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.0%**	**2.9%**	**2.5%**	**2.6%**	**2.5%**	**-0.5**	**-17%**
Single Family	3.2%	2.9%	2.5%	2.5%	2.4%	-0.8	-25%
Multiple Family	0.0%	3.8%	3.8%	3.8%	3.8%	3.8	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.84**	**2.68**	**2.72**	**2.78**	**2.82**	**-0.02**	**-1%**

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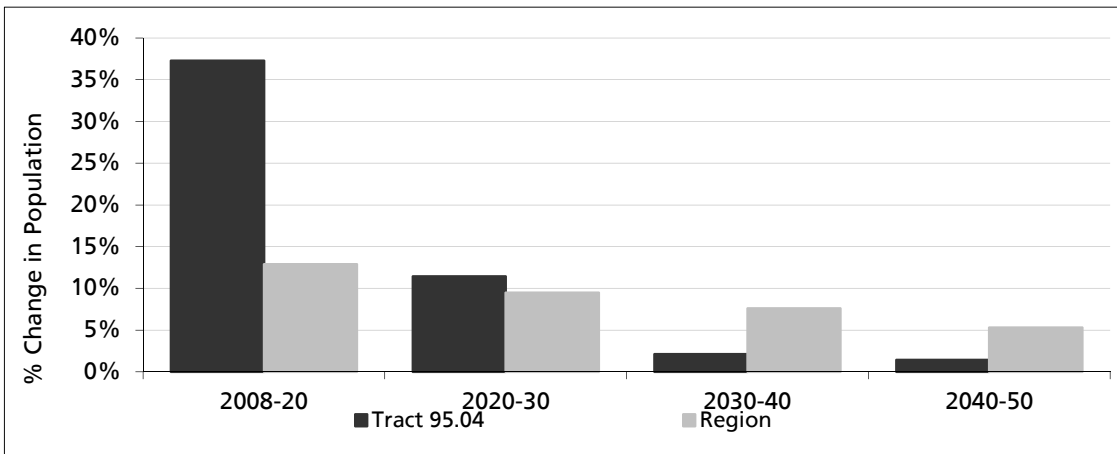
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,804**	**6,595**	**7,348**	**7,504**	**7,611**	**2,807**	**58%**
Under 5	410	506	600	609	598	188	46%
5 to 9	337	453	544	566	570	233	69%
10 to 14	431	611	667	709	717	286	66%
15 to 17	342	457	484	525	545	203	59%
18 to 19	235	271	269	263	263	28	12%
20 to 24	487	653	762	764	807	320	66%
25 to 29	334	541	626	648	665	331	99%
30 to 34	139	189	207	230	208	69	50%
35 to 39	169	179	231	235	222	53	31%
40 to 44	251	256	317	294	294	43	17%
45 to 49	348	356	331	415	424	76	22%
50 to 54	428	475	435	509	497	69	16%
55 to 59	372	570	525	441	556	184	49%
60 to 61	130	215	198	157	206	76	58%
62 to 64	98	216	210	197	201	103	105%
65 to 69	117	283	354	287	217	100	85%
70 to 74	87	225	339	306	263	176	202%
75 to 79	30	55	103	122	106	76	253%
80 to 84	32	43	89	130	127	95	297%
85 and over	27	41	57	97	125	98	363%
Median Age	27.4	28.2	27.8	27.4	27.3	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,804**	**6,595**	**7,348**	**7,504**	**7,611**	**2,807**	**58%**
Hispanic	365	623	765	856	940	575	158%
Non-Hispanic	4,439	5,972	6,583	6,648	6,671	2,232	50%
White	3,745	4,922	5,315	5,262	5,203	1,458	39%
Black	133	216	274	306	327	194	146%
American Indian	25	41	40	38	36	11	44%
Asian	399	592	716	783	829	430	108%
Hawaiian / Pacific Islander	7	12	14	16	17	10	143%
Other	9	13	14	15	16	7	78%
Two or More Races	121	176	210	228	243	122	101%

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	**877**	**954**	**1,221**	**1,640**	**2,382**	**1,505**	**172%**
Civilian Jobs	877	954	1,221	1,640	2,382	1,505	172%
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	**14,510**	**14,510**	**14,510**	**14,510**	**14,510**	**0**	**0%**
Developed Acres	**11,605**	**11,903**	**11,977**	**11,994**	**12,013**	**408**	**4%**
Low Density Single Family	26	44	44	44	44	18	71%
Single Family	502	775	833	833	833	331	66%
Multiple Family	8	8	8	8	8	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	183	183	183	183	183	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	3	7	13	13	--
Schools	151	153	158	165	179	28	19%
Roads and Freeways	392	392	392	392	392	0	0%
Agricultural and Extractive[2]	167	167	167	167	167	0	0%
Parks and Military Use	10,177	10,181	10,189	10,195	10,195	18	0%
Vacant Developable Acres	**408**	**110**	**37**	**20**	**0**	**-408**	**-100%**
Low Density Single Family	18	0	0	0	0	-18	-100%
Single Family	331	58	0	0	0	-331	-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	13	13	10	6	0	-13	-100%
Schools	28	26	21	14	0	-28	-100%
Parks and Other	18	14	6	0	0	-18	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**2,496**	**2,496**	**2,496**	**2,496**	**2,496**	**0**	**0%**
Employment Density[3]	**2.6**	**2.8**	**3.5**	**4.6**	**6.3**	**3.7**	**142%**
Residential Density[4]	**3.1**	**3.0**	**3.0**	**3.0**	**3.0**	**-0.1**	**-3%**

GROWTH TRENDS IN JOBS

Tract 95.04   Region
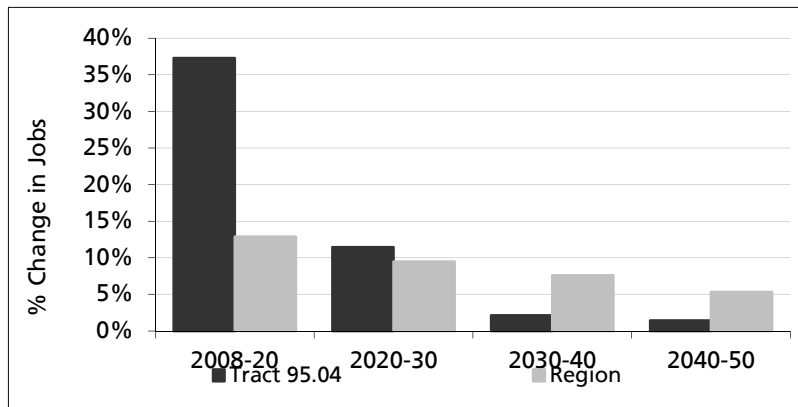
Notes:

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).

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