2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 36.03

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,566**	**4,524**	**4,638**	**4,712**	**4,904**	**338**	**7%**
Household Population	4,480	4,403	4,459	4,467	4,609	129	3%
Group Quarters Population	86	121	179	245	295	209	243%
Civilian	86	121	179	245	295	209	243%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,121**	**1,121**	**1,121**	**1,121**	**1,168**	**47**	**4%**
Single Family	956	956	956	956	936	-20	-2%
Multiple Family	165	165	165	165	232	67	41%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,055**	**1,040**	**1,045**	**1,047**	**1,086**	**31**	**3%**
Single Family	896	901	910	915	896	0	0%
Multiple Family	159	139	135	132	190	31	19%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.9%**	**7.2%**	**6.8%**	**6.6%**	**7.0%**	**1.1**	**19%**
Single Family	6.3%	5.8%	4.8%	4.3%	4.3%	-2.0	-32%
Multiple Family	3.6%	15.8%	18.2%	20.0%	18.1%	14.5	403%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.25**	**4.23**	**4.27**	**4.27**	**4.24**	**-0.01**	**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.
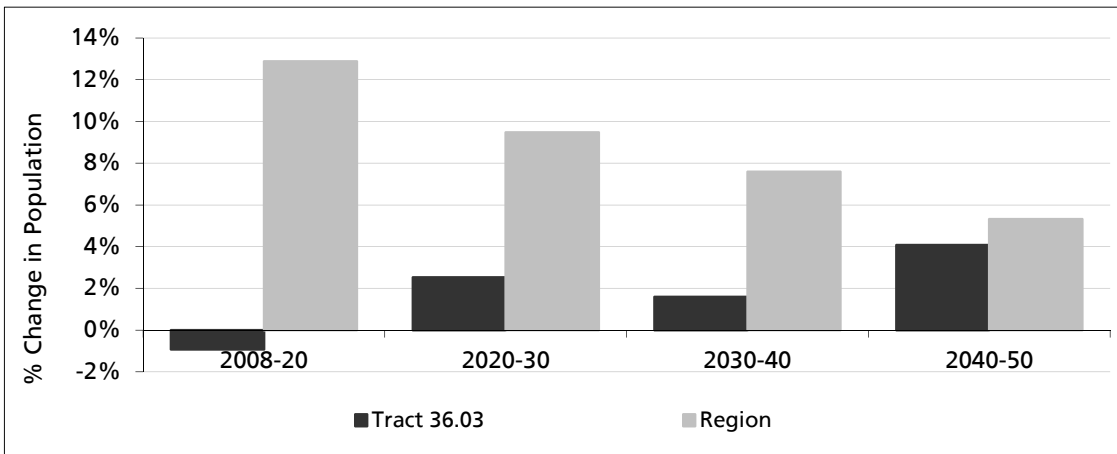
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,566**	**4,524**	**4,638**	**4,712**	**4,904**	**338**	**7%**
Under 5	560	480	447	426	398	-162	-29%
5 to 9	355	392	344	333	327	-28	-8%
10 to 14	360	392	350	329	329	-31	-9%
15 to 17	266	229	228	206	213	-53	-20%
18 to 19	193	144	163	145	145	-48	-25%
20 to 24	437	319	395	360	354	-83	-19%
25 to 29	395	362	337	350	326	-69	-17%
30 to 34	370	311	250	307	296	-74	-20%
35 to 39	311	266	270	250	276	-35	-11%
40 to 44	281	288	268	216	278	-3	-1%
45 to 49	226	261	235	241	239	13	6%
50 to 54	196	246	264	250	225	29	15%
55 to 59	136	201	235	220	243	107	79%
60 to 61	50	72	82	79	84	34	68%
62 to 64	50	88	107	121	115	65	130%
65 to 69	90	141	204	234	225	135	150%
70 to 74	68	90	136	167	191	123	181%
75 to 79	68	72	111	154	188	120	176%
80 to 84	89	99	140	225	306	217	244%
85 and over	65	71	72	99	146	81	125%
Median Age	26.4	29.2	31.1	33.4	36.2	9.8	37%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,566**	**4,524**	**4,638**	**4,712**	**4,904**	**338**	**7%**
Hispanic	4,074	4,109	4,267	4,380	4,599	525	13%
Non-Hispanic	492	415	371	332	305	-187	-38%
White	140	108	89	72	58	-82	-59%
Black	145	120	103	85	73	-72	-50%
American Indian	4	5	5	5	4	0	0%
Asian	135	122	116	112	110	-25	-19%
Hawaiian / Pacific Islander	22	18	16	16	16	-6	-27%
Other	4	4	4	4	4	0	0%
Two or More Races	42	38	38	38	40	-2	-5%

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	**232**	**232**	**232**	**232**	**242**	**10**	**4%**
Civilian Jobs	232	232	232	232	242	10	4%
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	**175**	**175**	**175**	**175**	**175**	**0**	**0%**
Developed Acres	**172**	**172**	**172**	**172**	**174**	**2**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	86	86	86	86	83	-3	-3%
Multiple Family	6	6	6	6	11	5	76%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	1	1	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	5	5	5	5	5	-1	-12%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	63	63	63	63	63	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	4	0	0%
Vacant Developable Acres	**3**	**3**	**3**	**3**	**1**	**-2**	**-60%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	0	0%
Multiple Family	2	2	2	2	0	-2	-94%
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	-100%
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]	**18.2**	**18.2**	**18.2**	**18.2**	**19.3**	**1.1**	**6%**
Residential Density[4]	**12.2**	**12.2**	**12.2**	**12.2**	**12.4**	**0.2**	**2%**

GROWTH TRENDS IN JOBS
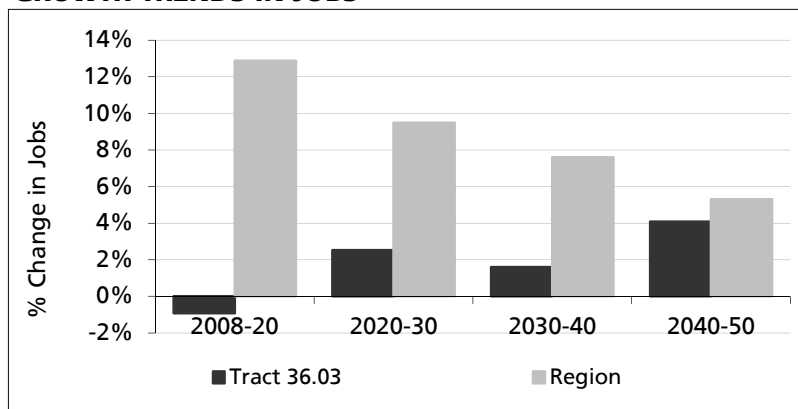
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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