2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Tijuana River Valley Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**46**	**68**	**68**	**47**	**46**	**0**	**0%**
Household Population	46	68	68	47	46	0	0%
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	**16**	**16**	**16**	**16**	**16**	**0**	**0%**
Single Family	16	16	16	16	16	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**11**	**16**	**16**	**16**	**16**	**5**	**45%**
Single Family	11	16	16	16	16	5	45%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**31.3%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**-31.3**	**-100%**
Single Family	31.3%	0.0%	0.0%	0.0%	0.0%	-31.3	-100%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.18**	**4.25**	**4.25**	**2.94**	**2.88**	**-1.30**	**-31%**

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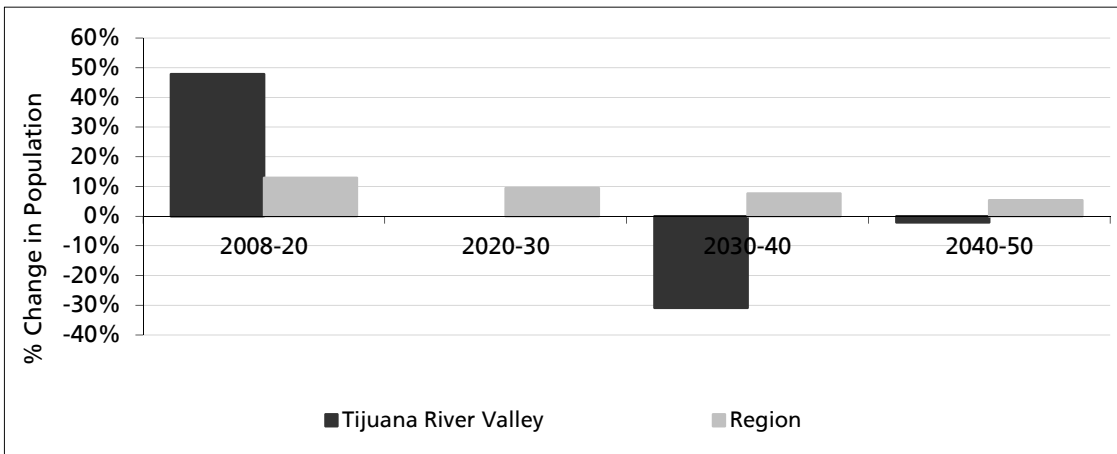
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**46**	**68**	**68**	**47**	**46**	**0**	**0%**
Under 5	4	11	7	2	5	1	25%
5 to 9	3	1	1	1	0	-3	-100%
10 to 14	2	1	2	1	0	-2	-100%
15 to 17	1	4	3	3	0	-1	-100%
18 to 19	1	0	1	2	4	3	300%
20 to 24	9	9	8	2	3	-6	-67%
25 to 29	4	4	6	4	0	-4	-100%
30 to 34	2	8	2	0	5	3	150%
35 to 39	6	4	9	3	3	-3	-50%
40 to 44	0	1	1	6	5	5	0%
45 to 49	3	3	9	4	0	-3	-100%
50 to 54	3	9	0	0	4	1	33%
55 to 59	0	0	2	6	6	6	0%
60 to 61	0	2	5	2	0	0	0%
62 to 64	1	6	2	3	1	0	0%
65 to 69	2	0	3	0	4	2	100%
70 to 74	2	1	1	1	3	1	50%
75 to 79	2	1	6	2	1	-1	-50%
80 to 84	0	1	0	2	1	1	0%
85 and over	1	2	0	3	1	0	0%
Median Age	28.8	32.5	37.2	44.6	43.0	14.2	49%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**46**	**68**	**68**	**47**	**46**	**0**	**0%**
Hispanic	20	35	36	23	24	4	20%
Non-Hispanic	26	33	32	24	22	-4	-15%
White	3	4	3	4	3	0	0%
Black	3	4	4	0	0	-3	-100%
American Indian	0	0	0	0	0	0	0%
Asian	15	18	18	15	15	0	0%
Hawaiian / Pacific Islander	2	0	0	2	1	-1	-50%
Other	1	0	2	0	0	-1	-100%
Two or More Races	2	7	5	3	3	1	50%

GROWTH TRENDS IN TOTAL POPULATION

■ Tijuana River Valley   ■ Region

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**67**	**67**	**67**	**67**	**67**	**0**	**0%**
Civilian Jobs	67	67	67	67	67	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	**3,530**	**3,530**	**3,530**	**3,530**	**3,530**	**0**	**0%**
Developed Acres	**3,435**	**3,435**	**3,435**	**3,435**	**3,435**	**0**	**0%**
Low Density Single Family	29	29	29	29	29	0	0%
Single Family	3	3	3	3	3	0	0%
Multiple Family	0	0	0	0	0	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	82	82	82	82	82	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%
Roads and Freeways	45	45	45	45	45	0	0%
Agricultural and Extractive[2]	363	363	363	363	363	0	0%
Parks and Military Use	2,914	2,914	2,914	2,914	2,914	0	0%
Vacant Developable Acres	**10**	**10**	**10**	**10**	**10**	**0**	**0%**
Low Density Single Family	10	10	10	10	10	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	**86**	**86**	**86**	**86**	**86**	**0**	**0%**
Employment Density[3]	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.0**	**0%**
Residential Density[4]	**0.5**	**0.5**	**0.5**	**0.5**	**0.5**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
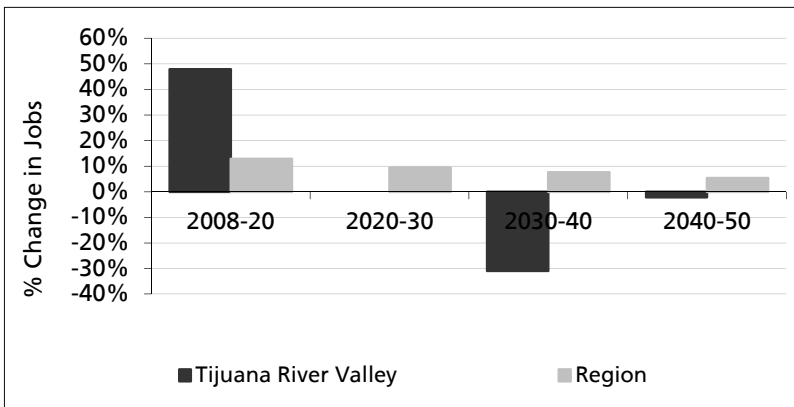
Notes:

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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