2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 134.19

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,920**	**7,053**	**7,369**	**7,362**	**7,358**	**438**	**6%**
Household Population	6,920	7,053	7,369	7,362	7,358	438	6%
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	**2,241**	**2,271**	**2,401**	**2,401**	**2,401**	**160**	**7%**
Single Family	1,601	1,631	1,761	1,761	1,761	160	10%
Multiple Family	640	640	640	640	640	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,140**	**2,188**	**2,313**	**2,319**	**2,323**	**183**	**9%**
Single Family	1,505	1,557	1,681	1,688	1,691	186	12%
Multiple Family	635	631	632	631	632	-3	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.5%**	**3.7%**	**3.7%**	**3.4%**	**3.2%**	**-1.3**	**-29%**
Single Family	6.0%	4.5%	4.5%	4.1%	4.0%	-2.0	-33%
Multiple Family	0.8%	1.4%	1.3%	1.4%	1.3%	0.5	63%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.23**	**3.22**	**3.19**	**3.17**	**3.17**	**-0.06**	**-2%**

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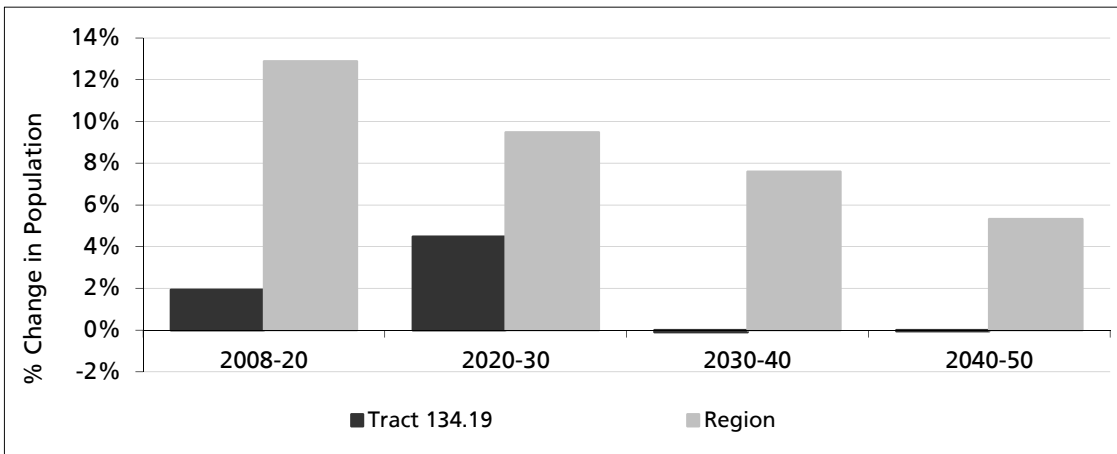
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,920**	**7,053**	**7,369**	**7,362**	**7,358**	**438**	**6%**
Under 5	935	845	824	792	727	-208	-22%
5 to 9	875	955	932	887	798	-77	-9%
10 to 14	497	556	529	496	467	-30	-6%
15 to 17	298	280	279	259	252	-46	-15%
18 to 19	178	136	144	125	121	-57	-32%
20 to 24	313	249	311	283	272	-41	-13%
25 to 29	251	236	226	219	205	-46	-18%
30 to 34	330	314	281	308	281	-49	-15%
35 to 39	772	677	778	749	736	-36	-5%
40 to 44	749	726	759	661	749	0	0%
45 to 49	601	596	548	596	577	-24	-4%
50 to 54	333	338	336	324	288	-45	-14%
55 to 59	194	256	244	214	243	49	25%
60 to 61	56	88	82	72	85	29	52%
62 to 64	55	106	109	103	109	54	98%
65 to 69	87	149	179	165	157	70	80%
70 to 74	81	122	176	175	176	95	117%
75 to 79	100	127	218	271	262	162	162%
80 to 84	82	107	175	269	287	205	250%
85 and over	133	190	239	394	566	433	326%
Median Age	31.7	34.3	36.0	37.1	38.8	7.1	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,920**	**7,053**	**7,369**	**7,362**	**7,358**	**438**	**6%**
Hispanic	2,927	3,149	3,456	3,637	3,875	948	32%
Non-Hispanic	3,993	3,904	3,913	3,725	3,483	-510	-13%
White	2,482	2,284	2,119	1,829	1,475	-1,007	-41%
Black	218	268	328	376	428	210	96%
American Indian	6	11	13	13	14	8	133%
Asian	1,066	1,085	1,142	1,149	1,167	101	9%
Hawaiian / Pacific Islander	10	12	14	17	17	7	70%
Other	0	0	0	0	0	0	0%
Two or More Races	211	244	297	341	382	171	81%

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	**6,032**	**6,032**	**6,060**	**6,343**	**7,894**	**1,862**	**31%**
Civilian Jobs	6,032	6,032	6,060	6,343	7,894	1,862	31%
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	**1,442**	**1,442**	**1,442**	**1,442**	**1,442**	**0**	**0%**
Developed Acres	**1,289**	**1,316**	**1,380**	**1,380**	**1,440**	**152**	**12%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	302	330	393	393	393	91	30%
Multiple Family	38	38	38	38	38	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	116	116	116	116	147	30	26%
Commercial/Services	103	103	103	103	128	26	25%
Office	28	28	28	29	30	1	5%
Schools	52	52	52	52	52	0	0%
Roads and Freeways	238	238	238	238	238	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	412	412	412	412	415	3	1%
Vacant Developable Acres	**152**	**124**	**61**	**60**	**0**	**-152**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	91	63	0	0	0	-91	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	30	30	30	30	0	-30	-100%
Commercial/Services	26	26	26	26	0	-26	-100%
Office	1	1	1	0	0	-1	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	3	3	3	3	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**2**	**2**	**2**	**2**	**2**	**0**	**0%**
Employment Density[3]	**20.2**	**20.2**	**20.2**	**21.1**	**22.1**	**2.0**	**10%**
Residential Density[4]	**6.6**	**6.2**	**5.6**	**5.6**	**5.6**	**-1.0**	**-15%**

GROWTH TRENDS IN JOBS
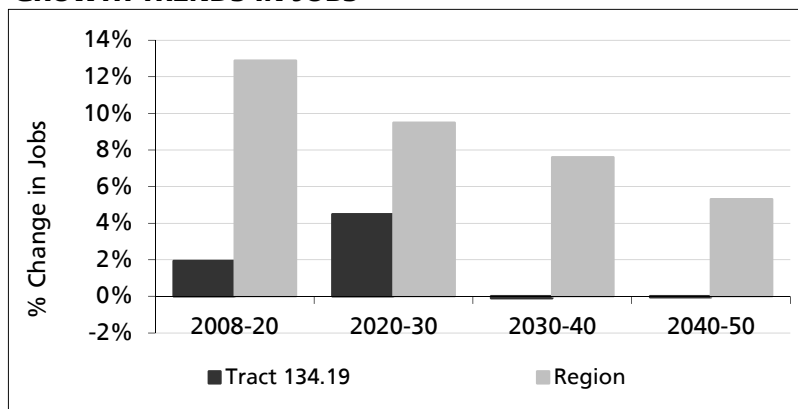
Notes:

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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