2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 149.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,214**	**4,488**	**4,569**	**4,651**	**4,635**	**421**	**10%**
Household Population	4,214	4,488	4,569	4,651	4,635	421	10%
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	**1,896**	**1,956**	**1,974**	**1,976**	**1,976**	**80**	**4%**
Single Family	1,064	1,124	1,142	1,144	1,144	80	8%
Multiple Family	832	832	832	832	832	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,805**	**1,885**	**1,909**	**1,911**	**1,906**	**101**	**6%**
Single Family	999	1,091	1,112	1,114	1,116	117	12%
Multiple Family	806	794	797	797	790	-16	-2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.8%**	**3.6%**	**3.3%**	**3.3%**	**3.5%**	**-1.3**	**-27%**
Single Family	6.1%	2.9%	2.6%	2.6%	2.4%	-3.7	-61%
Multiple Family	3.1%	4.6%	4.2%	4.2%	5.0%	1.9	61%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.33**	**2.38**	**2.39**	**2.43**	**2.43**	**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.
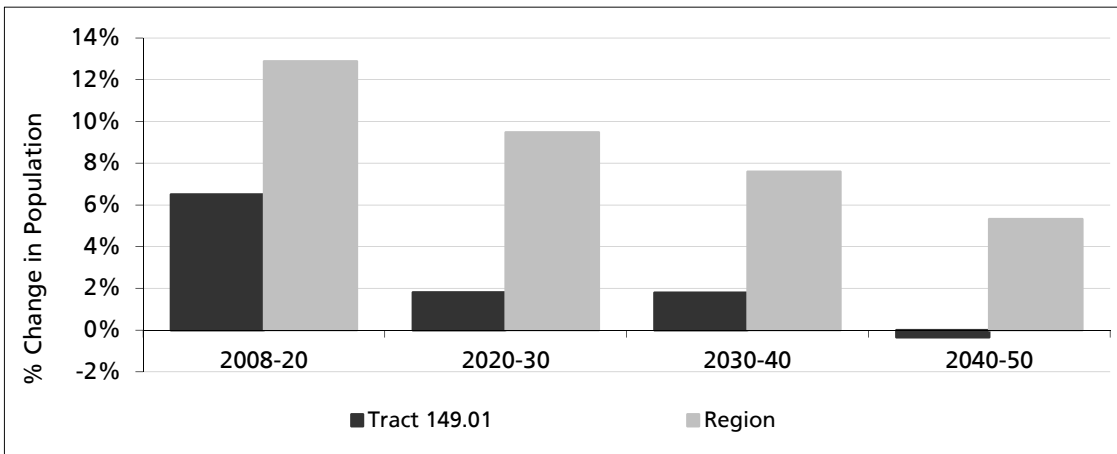
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,214**	**4,488**	**4,569**	**4,651**	**4,635**	**421**	**10%**
Under 5	274	278	290	249	240	-34	-12%
5 to 9	239	261	246	230	232	-7	-3%
10 to 14	255	258	251	286	235	-20	-8%
15 to 17	161	119	105	103	103	-58	-36%
18 to 19	97	67	61	57	49	-48	-49%
20 to 24	181	176	199	181	193	12	7%
25 to 29	203	335	287	275	272	69	34%
30 to 34	321	362	338	344	314	-7	-2%
35 to 39	366	292	312	305	269	-97	-27%
40 to 44	320	280	299	247	285	-35	-11%
45 to 49	327	251	220	271	239	-88	-27%
50 to 54	379	277	243	250	253	-126	-33%
55 to 59	292	330	267	244	288	-4	-1%
60 to 61	91	142	127	103	120	29	32%
62 to 64	88	167	158	164	174	86	98%
65 to 69	141	255	321	283	248	107	76%
70 to 74	103	202	260	218	207	104	101%
75 to 79	104	134	205	262	214	110	106%
80 to 84	108	105	171	258	260	152	141%
85 and over	164	197	209	321	440	276	168%
Median Age	40.2	41.7	43.3	45.9	47.6	7.4	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,214**	**4,488**	**4,569**	**4,651**	**4,635**	**421**	**10%**
Hispanic	820	922	1,064	1,187	1,258	438	53%
Non-Hispanic	3,394	3,566	3,505	3,464	3,377	-17	-1%
White	2,958	2,951	2,806	2,695	2,510	-448	-15%
Black	204	288	339	379	428	224	110%
American Indian	23	12	9	17	11	-12	-52%
Asian	112	148	165	169	187	75	67%
Hawaiian / Pacific Islander	15	20	26	34	30	15	100%
Other	3	8	8	10	7	4	133%
Two or More Races	79	139	152	160	204	125	158%

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	**849**	**860**	**890**	**890**	**908**	**59**	**7%**
Civilian Jobs	849	860	890	890	908	59	7%
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	**419**	**419**	**419**	**419**	**419**	**0**	**0%**
Developed Acres	**407**	**411**	**416**	**416**	**416**	**8**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	241	253	257	258	258	17	7%
Multiple Family	35	35	35	35	35	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	1	1	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	15	16	16	16	1	6%
Office	5	5	5	5	5	0	-9%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	86	86	86	86	86	0	0%
Agricultural and Extractive[2]	10	0	0	0	0	-10	-100%
Parks and Military Use	6	6	6	6	6	0	0%
Vacant Developable Acres	**9**	**5**	**1**	**1**	**1**	**-8**	**-93%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	4	0	0	0	-7	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	1	1	1	1	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	0	-1	-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	**2**	**2**	**2**	**2**	**2**	**0**	**0%**
Employment Density[3]	**28.1**	**28.2**	**28.3**	**28.3**	**29.3**	**1.1**	**4%**
Residential Density[4]	**6.9**	**6.8**	**6.8**	**6.8**	**6.7**	**-0.1**	**-2%**

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 149.01   ▨ Region
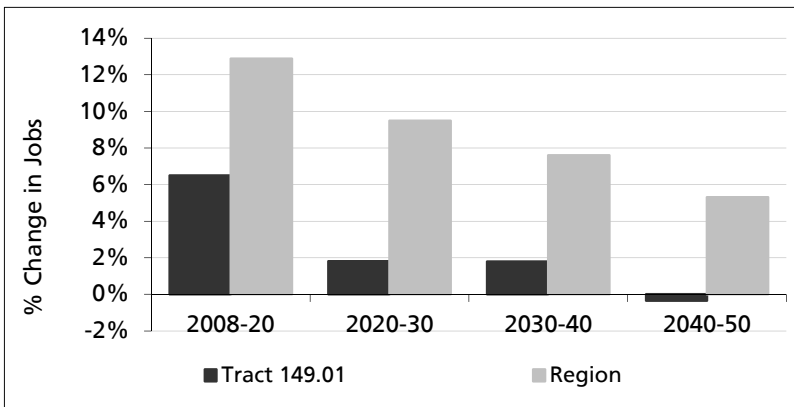
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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