2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 175.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,847**	**4,073**	**4,307**	**4,756**	**4,857**	**1,010**	**26%**
Household Population	3,668	3,845	3,996	4,338	4,372	704	19%
Group Quarters Population	179	228	311	418	485	306	171%
Civilian	179	228	311	418	485	306	171%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,241**	**1,291**	**1,322**	**1,409**	**1,410**	**169**	**14%**
Single Family	1,084	1,085	1,116	1,203	1,204	120	11%
Multiple Family	157	206	206	206	206	49	31%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,195**	**1,241**	**1,277**	**1,365**	**1,368**	**173**	**14%**
Single Family	1,043	1,046	1,081	1,169	1,171	128	12%
Multiple Family	152	195	196	196	197	45	30%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.7%**	**3.9%**	**3.4%**	**3.1%**	**3.0%**	**-0.7**	**-19%**
Single Family	3.8%	3.6%	3.1%	2.8%	2.7%	-1.1	-29%
Multiple Family	3.2%	5.3%	4.9%	4.9%	4.4%	1.2	38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.07**	**3.10**	**3.13**	**3.18**	**3.20**	**0.13**	**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.
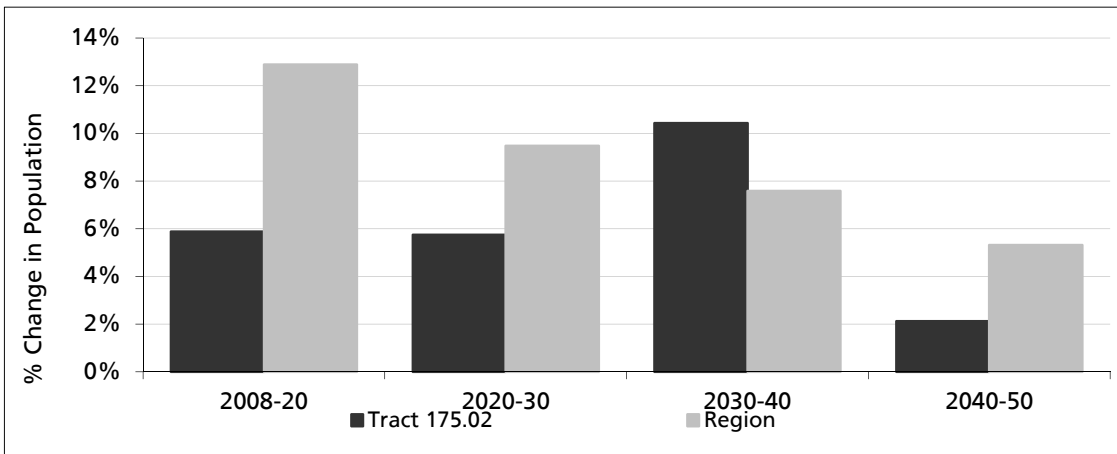
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,847**	**4,073**	**4,307**	**4,756**	**4,857**	**1,010**	**26%**
Under 5	231	218	219	230	218	-13	-6%
5 to 9	237	265	261	277	268	31	13%
10 to 14	269	301	288	304	300	31	12%
15 to 17	142	134	135	140	141	-1	-1%
18 to 19	101	84	86	87	87	-14	-14%
20 to 24	249	224	258	256	253	4	2%
25 to 29	289	312	308	333	324	35	12%
30 to 34	335	326	295	364	350	15	4%
35 to 39	363	319	364	381	388	25	7%
40 to 44	311	288	304	292	342	31	10%
45 to 49	283	261	225	279	283	0	0%
50 to 54	280	279	266	293	274	-6	-2%
55 to 59	196	254	244	227	269	73	37%
60 to 61	65	92	89	82	97	32	49%
62 to 64	77	135	143	156	159	82	106%
65 to 69	70	126	165	181	167	97	139%
70 to 74	75	134	188	196	190	115	153%
75 to 79	66	84	140	168	153	87	132%
80 to 84	83	85	144	199	189	106	128%
85 and over	125	152	185	311	405	280	224%
Median Age	36.0	37.7	39.2	40.1	41.5	5.5	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,847**	**4,073**	**4,307**	**4,756**	**4,857**	**1,010**	**26%**
Hispanic	1,816	2,022	2,190	2,459	2,537	721	40%
Non-Hispanic	2,031	2,051	2,117	2,297	2,320	289	14%
White	1,820	1,834	1,896	2,058	2,084	264	15%
Black	27	29	29	30	30	3	11%
American Indian	7	5	3	2	1	-6	-86%
Asian	80	86	92	103	105	25	31%
Hawaiian / Pacific Islander	4	4	2	2	1	-3	-75%
Other	0	0	0	1	0	0	0%
Two or More Races	93	93	95	101	99	6	6%

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	**2,396**	**2,396**	**2,401**	**2,537**	**2,722**	**326**	**14%**
Civilian Jobs	2,396	2,396	2,401	2,537	2,722	326	14%
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	**450**	**450**	**450**	**450**	**450**	**0**	**0%**
Developed Acres	**416**	**416**	**427**	**442**	**450**	**34**	**8%**
Low Density Single Family	2	2	2	2	2	0	0%
Single Family	181	176	187	209	209	29	16%
Multiple Family	6	11	11	11	11	5	81%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	17	17	17	17	17	0	0%
Commercial/Services	42	42	42	44	52	10	23%
Office	21	21	21	21	21	0	0%
Schools	55	55	55	55	55	0	0%
Roads and Freeways	59	59	59	59	59	0	0%
Agricultural and Extractive[2]	9	9	9	0	0	-9	-100%
Parks and Military Use	17	17	17	17	17	0	0%
Vacant Developable Acres	**34**	**34**	**23**	**8**	**0**	**-34**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	25	14	0	0	-24	-99%
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	10	10	10	8	0	-10	-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]	**17.6**	**17.6**	**17.7**	**18.5**	**18.7**	**1.1**	**6%**
Residential Density[4]	**6.4**	**6.6**	**6.4**	**6.2**	**6.2**	**-0.2**	**-3%**

GROWTH TRENDS IN JOBS
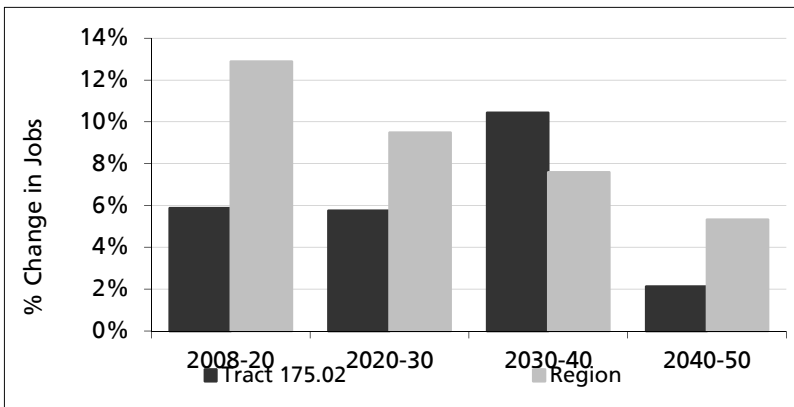
Notes:

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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