2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 98.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,058**	**5,003**	**4,964**	**4,935**	**5,110**	**52**	**1%**
Household Population	5,041	4,980	4,932	4,894	5,059	18	0%
Group Quarters Population	17	23	32	41	51	34	200%
Civilian	17	23	32	41	51	34	200%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,287**	**2,287**	**2,288**	**2,288**	**2,364**	**77**	**3%**
Single Family	1,556	1,556	1,557	1,557	1,557	1	0%
Multiple Family	731	731	731	731	807	76	10%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,201**	**2,188**	**2,195**	**2,192**	**2,269**	**68**	**3%**
Single Family	1,495	1,500	1,506	1,508	1,510	15	1%
Multiple Family	706	688	689	684	759	53	8%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.8%**	**4.3%**	**4.1%**	**4.2%**	**4.0%**	**0.2**	**5%**
Single Family	3.9%	3.6%	3.3%	3.1%	3.0%	-0.9	-23%
Multiple Family	3.4%	5.9%	5.7%	6.4%	5.9%	2.5	74%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.29**	**2.28**	**2.25**	**2.23**	**2.23**	**-0.06**	**-3%**

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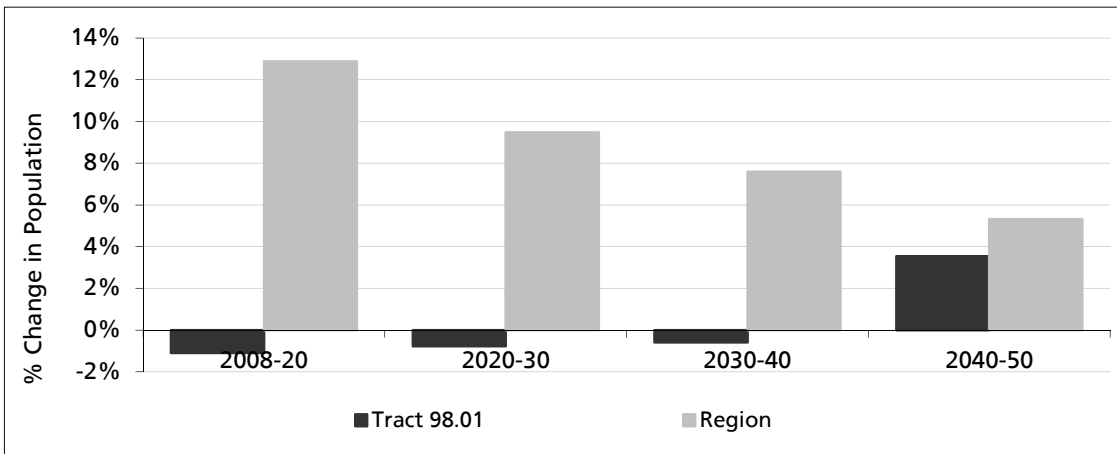
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,058**	**5,003**	**4,964**	**4,935**	**5,110**	**52**	**1%**
Under 5	322	252	236	221	227	-95	-30%
5 to 9	282	245	222	212	215	-67	-24%
10 to 14	209	198	166	160	170	-39	-19%
15 to 17	134	115	93	92	100	-34	-25%
18 to 19	90	68	56	54	54	-36	-40%
20 to 24	232	196	180	163	177	-55	-24%
25 to 29	245	260	234	213	231	-14	-6%
30 to 34	210	179	150	148	142	-68	-32%
35 to 39	262	173	180	168	156	-106	-40%
40 to 44	310	222	215	196	215	-95	-31%
45 to 49	349	249	187	223	237	-112	-32%
50 to 54	363	300	235	243	248	-115	-32%
55 to 59	331	350	271	223	290	-41	-12%
60 to 61	132	162	134	112	148	16	12%
62 to 64	173	248	202	177	196	23	13%
65 to 69	317	508	532	439	400	83	26%
70 to 74	261	431	513	445	415	154	59%
75 to 79	312	359	514	547	485	173	55%
80 to 84	285	247	396	509	487	202	71%
85 and over	239	241	248	390	517	278	116%
Median Age	48.3	55.6	60.9	62.7	61.3	13.0	27%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,058**	**5,003**	**4,964**	**4,935**	**5,110**	**52**	**1%**
Hispanic	524	642	701	760	851	327	62%
Non-Hispanic	4,534	4,361	4,263	4,175	4,259	-275	-6%
White	3,981	3,760	3,613	3,482	3,514	-467	-12%
Black	129	151	169	182	199	70	54%
American Indian	12	12	13	13	13	1	8%
Asian	213	228	243	257	277	64	30%
Hawaiian / Pacific Islander	18	22	24	27	28	10	56%
Other	19	21	22	24	24	5	26%
Two or More Races	162	167	179	190	204	42	26%

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	**815**	**818**	**818**	**818**	**858**	**43**	**5%**
Civilian Jobs	815	818	818	818	858	43	5%
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	**518**	**518**	**518**	**518**	**518**	**0**	**0%**
Developed Acres	**517**	**517**	**517**	**517**	**518**	**1**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	249	249	249	249	249	0	0%
Multiple Family	23	23	23	23	23	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	0	0	0	0	0	0	0%
Commercial/Services	98	98	98	98	99	1	1%
Office	0	0	0	0	0	0	0%
Schools	40	40	40	40	40	0	0%
Roads and Freeways	105	105	105	105	105	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
Vacant Developable Acres	**1**	**1**	**1**	**1**	**0**	**-1**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
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	1	1	1	1	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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**5.9**	**5.9**	**5.9**	**5.9**	**6.2**	**0.3**	**5%**
Residential Density[4]	**8.4**	**8.4**	**8.4**	**8.4**	**8.7**	**0.3**	**3%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 98.01 ▢ Region
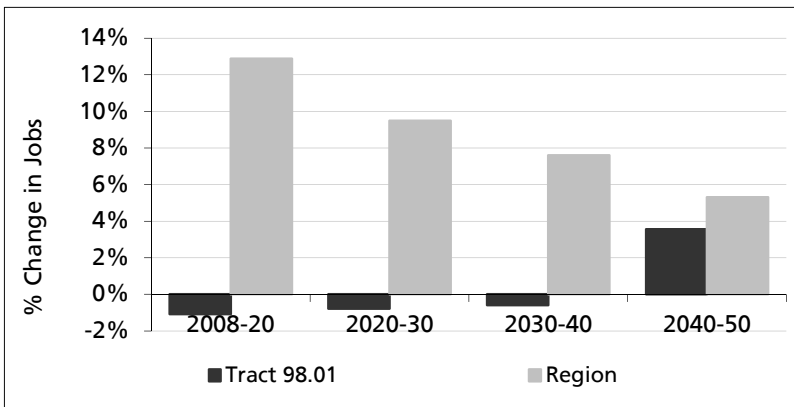
Notes:

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).

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