POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**14,180**	**15,910**	**18,683**	**19,577**	**19,735**	**5,555**	**39%**
Household Population	14,161	15,884	18,652	19,533	19,684	5,523	39%
Group Quarters Population	19	26	31	44	51	32	168%
Civilian	19	26	31	44	51	32	168%
Military	0	0	0	0	0	0	0%
Total Housing Units	**4,940**	**5,629**	**6,445**	**6,619**	**6,590**	**1,650**	**33%**
Single Family	3,453	3,785	4,431	4,532	4,532	1,079	31%
Multiple Family	1,487	1,844	2,014	2,087	2,058	571	38%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**4,873**	**5,473**	**6,285**	**6,459**	**6,437**	**1,564**	**32%**
Single Family	3,412	3,701	4,347	4,448	4,452	1,040	30%
Multiple Family	1,461	1,772	1,938	2,011	1,985	524	36%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**1.4%**	**2.8%**	**2.5%**	**2.4%**	**2.3%**	**0.9**	**64%**
Single Family	1.2%	2.2%	1.9%	1.9%	1.8%	0.6	50%
Multiple Family	1.7%	3.9%	3.8%	3.6%	3.5%	1.8	106%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.91**	**2.90**	**2.97**	**3.02**	**3.06**	**0.15**	**5%**

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.
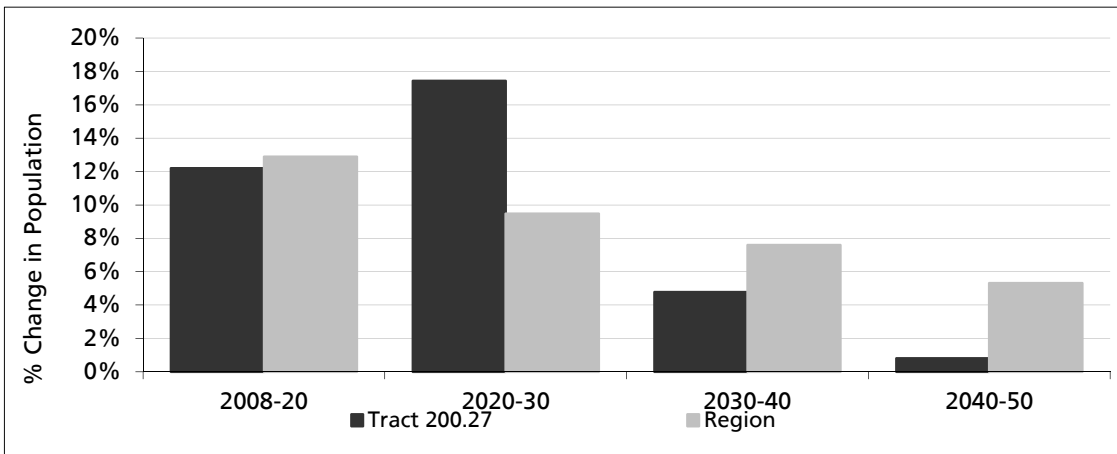
Source: Final Series 12 - 2050 Regional Growth Forecast
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Tract 200.27
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**14,180**	**15,910**	**18,683**	**19,577**	**19,735**	**5,555**	**39%**
Under 5	1,041	1,011	1,103	1,101	1,128	87	8%
5 to 9	875	967	1,078	1,152	1,179	304	35%
10 to 14	978	1,058	1,103	1,238	1,321	343	35%
15 to 17	471	527	544	550	620	149	32%
18 to 19	259	274	289	289	345	86	33%
20 to 24	643	654	875	909	905	262	41%
25 to 29	530	651	775	762	750	220	42%
30 to 34	466	551	541	692	774	308	66%
35 to 39	939	831	1,144	1,189	1,211	272	29%
40 to 44	1,051	981	1,137	1,127	1,330	279	27%
45 to 49	916	789	743	921	969	53	6%
50 to 54	835	812	819	907	941	106	13%
55 to 59	685	841	724	655	791	106	15%
60 to 61	310	357	321	270	329	19	6%
62 to 64	344	535	464	346	409	65	19%
65 to 69	612	1,128	1,178	931	731	119	19%
70 to 74	603	1,143	1,604	1,297	1,054	451	75%
75 to 79	811	967	1,651	1,790	1,485	674	83%
80 to 84	796	715	1,273	1,478	1,163	367	46%
85 and over	1,015	1,118	1,317	1,973	2,300	1,285	127%
Median Age	44.2	47.9	50.1	49.2	46.6	2.4	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**14,180**	**15,910**	**18,683**	**19,577**	**19,735**	**5,555**	**39%**
Hispanic	2,018	2,782	3,731	4,582	5,295	3,277	162%
Non-Hispanic	12,162	13,128	14,952	14,995	14,440	2,278	19%
White	10,756	11,231	12,398	11,962	11,044	288	3%
Black	137	198	305	401	445	308	225%
American Indian	43	57	64	50	62	19	44%
Asian	829	1,135	1,508	1,786	2,015	1,186	143%
Hawaiian / Pacific Islander	58	91	119	140	163	105	181%
Other	11	7	16	17	14	3	27%
Two or More Races	328	409	542	639	697	369	113%

GROWTH TRENDS IN TOTAL POPULATION

Legend: Tract 200.27, Region

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 200.27
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**3,586**	**3,696**	**3,814**	**4,034**	**4,217**	**631**	**18%**
Civilian Jobs	3,586	3,696	3,814	4,034	4,217	631	18%
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	**3,902**	**3,902**	**3,902**	**3,902**	**3,902**	**0**	**0%**
Developed Acres	**3,101**	**3,283**	**3,625**	**3,728**	**3,732**	**631**	**20%**
Low Density Single Family	145	252	426	452	452	307	212%
Single Family	628	719	897	962	962	334	53%
Multiple Family	126	145	147	154	154	28	22%
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	96	96	97	101	104	8	8%
Commercial/Services	70	70	72	72	73	3	4%
Office	0	0	0	1	1	1	--
Schools	35	37	37	37	37	2	6%
Roads and Freeways	288	288	288	288	288	0	0%
Agricultural and Extractive[2]	143	104	90	90	90	-53	-37%
Parks and Military Use	1,572	1,572	1,572	1,572	1,572	0	0%
Vacant Developable Acres	**718**	**536**	**194**	**91**	**87**	**-631**	**-88%**
Low Density Single Family	258	190	30	4	4	-254	-98%
Single Family	335	244	66	1	1	-334	-100%
Multiple Family	30	11	9	2	1	-29	-95%
Mixed Use	0	0	0	0	0	0	0%
Industrial	61	61	60	57	53	-8	-13%
Commercial/Services	8	7	6	6	6	-2	-26%
Office	1	1	1	0	0	-1	-100%
Schools	2	0	0	0	0	-2	-100%
Parks and Other	21	21	21	21	21	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	**83**	**83**	**83**	**83**	**83**	**0**	**0%**
Employment Density[3]	**17.9**	**18.2**	**18.5**	**19.1**	**19.6**	**1.7**	**10%**
Residential Density[4]	**5.5**	**5.0**	**4.4**	**4.2**	**4.2**	**-1.3**	**-24%**

GROWTH TRENDS IN JOBS
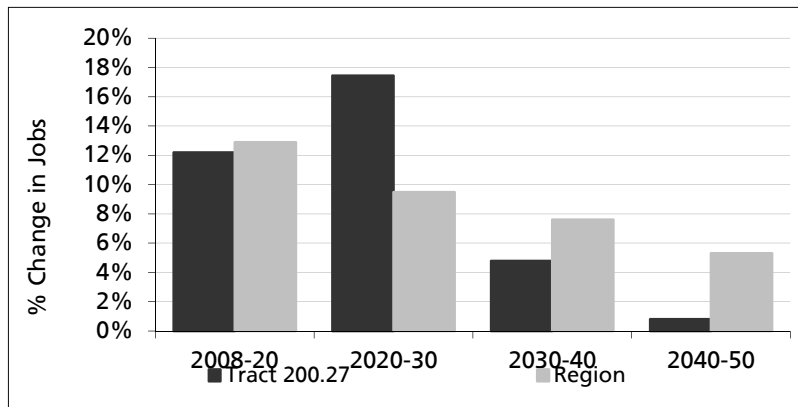
Notes:

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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Adopted October 2011
Tract 200.27
Page 3 of 3