2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 154.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**7,308**	**7,927**	**8,195**	***8,528***	***8,789***	**1,481**	**20%**
Household Population	7,234	7,831	8,052	*8,346*	*8,561*	1,327	18%
Group Quarters Population	74	96	143	*182*	*228*	154	208%
Civilian	74	96	143	*182*	*228*	154	208%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,710**	**2,819**	**2,868**	***2,936***	***3,016***	**306**	**11%**
Single Family	1,172	1,281	1,330	*1,369*	*1,358*	186	16%
Multiple Family	1,339	1,339	1,339	*1,368*	*1,456*	117	9%
Mobile Homes	199	199	199	*199*	*202*	3	2%
Occupied Housing Units	**2,537**	**2,703**	**2,757**	***2,824***	***2,904***	**367**	**14%**
Single Family	1,045	1,222	1,279	*1,318*	*1,311*	266	25%
Multiple Family	1,310	1,292	1,289	*1,316*	*1,400*	90	7%
Mobile Homes	182	189	189	*190*	*193*	11	6%
Vacancy Rate	**6.4%**	**4.1%**	**3.9%**	***3.8%***	***3.7%***	**-2.7**	**-42%**
Single Family	10.8%	4.6%	3.8%	*3.7%*	*3.5%*	-7.3	-68%
Multiple Family	2.2%	3.5%	3.7%	*3.8%*	*3.8%*	1.6	73%
Mobile Homes	8.5%	5.0%	5.0%	*4.5%*	*0.0%*	-8.5	-100%
Persons per Household	**2.85**	**2.90**	**2.92**	***2.96***	***2.95***	**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.
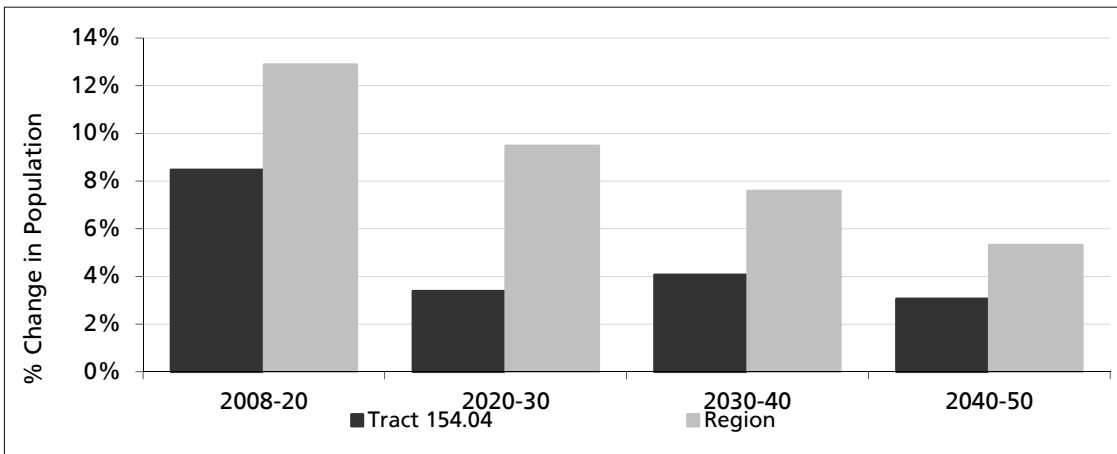
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 154.04
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,308**	**7,927**	**8,195**	**8,528**	**8,789**	**1,481**	**20%**
Under 5	537	574	605	645	676	139	26%
5 to 9	657	667	701	745	758	101	15%
10 to 14	636	687	691	750	790	154	24%
15 to 17	395	406	394	421	455	60	15%
18 to 19	216	211	208	214	234	18	8%
20 to 24	527	541	602	607	649	122	23%
25 to 29	502	652	653	651	687	185	37%
30 to 34	540	617	584	677	701	161	30%
35 to 39	520	470	569	593	600	80	15%
40 to 44	453	394	432	426	461	8	2%
45 to 49	426	358	317	402	425	-1	0%
50 to 54	416	392	374	441	446	30	7%
55 to 59	359	399	327	288	360	1	0%
60 to 61	145	167	135	105	129	-16	-11%
62 to 64	198	292	238	211	220	22	11%
65 to 69	253	418	422	326	262	9	4%
70 to 74	189	334	424	375	340	151	80%
75 to 79	153	181	292	344	312	159	104%
80 to 84	101	84	140	175	138	37	37%
85 and over	85	83	87	132	146	61	72%
Median Age	31.7	31.8	32.1	31.7	31.0	-0.7	-2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,308**	**7,927**	**8,195**	**8,528**	**8,789**	**1,481**	**20%**
Hispanic	1,470	2,040	2,442	2,898	3,414	1,944	132%
Non-Hispanic	5,838	5,887	5,753	5,630	5,375	-463	-8%
White	4,774	4,552	4,237	3,901	3,418	-1,356	-28%
Black	292	411	476	554	656	364	125%
American Indian	31	31	28	26	22	-9	-29%
Asian	184	268	332	413	489	305	166%
Hawaiian / Pacific Islander	23	32	38	29	29	6	26%
Other	67	70	73	82	88	21	31%
Two or More Races	467	523	569	625	673	206	44%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 154.04
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**898**	**898**	**898**	**900**	**952**	**54**	**6%**
Civilian Jobs	898	898	898	900	952	54	6%
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	**889**	**889**	**889**	**889**	**889**	**0**	**0%**
Developed Acres	**818**	**839**	**861**	**867**	**869**	**51**	**6%**
Low Density Single Family	12	15	15	15	15	3	26%
Single Family	569	587	610	614	610	41	7%
Multiple Family	71	71	71	73	78	7	9%
Mobile Homes	24	24	24	24	24	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	25	25	25	25	25	0	0%
Office	0	0	0	0	0	0	--
Schools	11	11	11	11	11	0	0%
Roads and Freeways	100	100	100	100	100	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	0%
Vacant Developable Acres	**52**	**31**	**9**	**3**	**1**	**-51**	**-98%**
Low Density Single Family	7	0	0	0	0	-6	-98%
Single Family	44	29	7	3	1	-43	-98%
Multiple Family	2	2	2	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
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	**19**	**19**	**19**	**19**	**19**	**0**	**0%**
Employment Density[3]	**23.7**	**23.7**	**23.7**	**23.7**	**24.8**	**1.1**	**5%**
Residential Density[4]	**4.0**	**4.0**	**4.0**	**4.0**	**4.1**	**0.1**	**4%**

GROWTH TRENDS IN JOBS
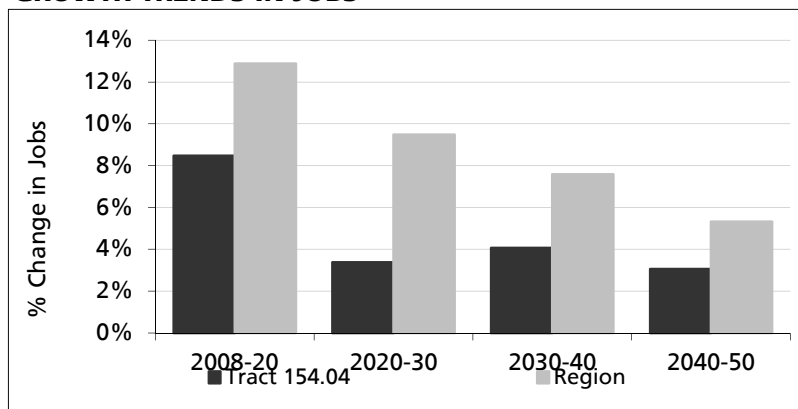
Notes:

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
SANDAG
www.sandag.org

Adopted October 2011
Tract 154.04
Page 3 of 3