2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.26

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,444**	**4,544**	**4,820**	**4,913**	**4,809**	**365**	**8%**
Household Population	4,429	4,522	4,787	4,867	4,755	326	7%
Group Quarters Population	15	22	33	46	54	39	260%
Civilian	15	22	33	46	54	39	260%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,830**	**1,847**	**1,933**	**1,933**	**1,880**	**50**	**3%**
Single Family	1,485	1,502	1,535	1,535	1,532	47	3%
Multiple Family	241	241	294	294	242	1	0%
Mobile Homes	104	104	104	104	106	2	2%
Occupied Housing Units	**1,750**	**1,785**	**1,874**	**1,877**	**1,825**	**75**	**4%**
Single Family	1,424	1,468	1,508	1,510	1,508	84	6%
Multiple Family	222	221	270	270	218	-4	-2%
Mobile Homes	104	96	96	97	99	-5	-5%
Vacancy Rate	**4.4%**	**3.4%**	**3.1%**	**2.9%**	**2.9%**	**-1.5**	**-34%**
Single Family	4.1%	2.3%	1.8%	1.6%	1.6%	-2.5	-61%
Multiple Family	7.9%	8.3%	8.2%	8.2%	9.9%	2.0	25%
Mobile Homes	0.0%	7.7%	7.7%	6.7%	0.0%	0.0	0%
Persons per Household	**2.53**	**2.53**	**2.55**	**2.59**	**2.61**	**0.08**	**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.
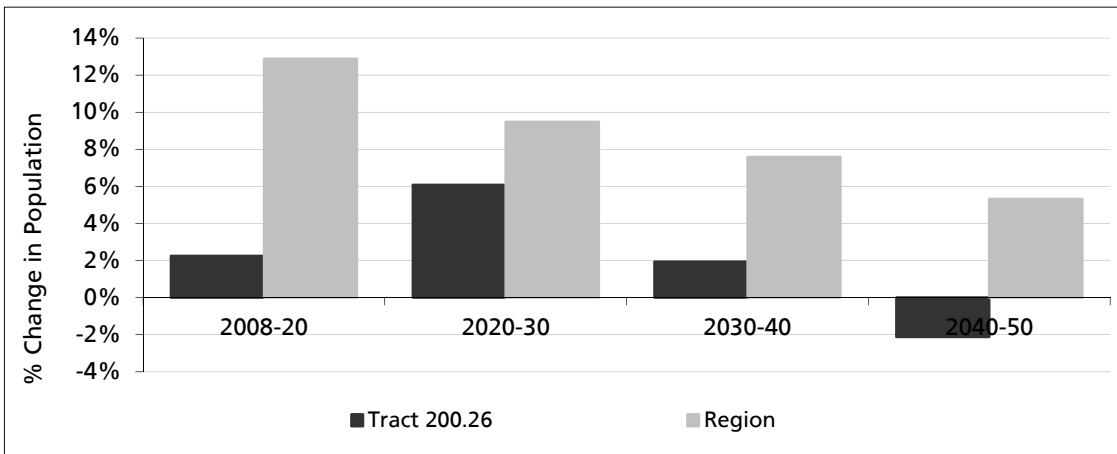
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,444**	**4,544**	**4,820**	**4,913**	**4,809**	**365**	**8%**
Under 5	329	304	325	321	289	-40	-12%
5 to 9	314	281	288	289	286	-28	-9%
10 to 14	267	340	341	318	291	24	9%
15 to 17	192	149	151	171	142	-50	-26%
18 to 19	120	66	72	93	52	-68	-57%
20 to 24	157	197	176	158	232	75	48%
25 to 29	136	162	177	214	248	112	82%
30 to 34	167	178	191	209	133	-34	-20%
35 to 39	304	266	253	275	317	13	4%
40 to 44	364	264	323	255	324	-40	-11%
45 to 49	263	229	173	225	234	-29	-11%
50 to 54	234	218	217	261	217	-17	-7%
55 to 59	210	217	177	126	194	-16	-8%
60 to 61	66	113	106	78	82	16	24%
62 to 64	88	126	100	113	86	-2	-2%
65 to 69	161	215	263	171	164	3	2%
70 to 74	223	347	312	277	307	84	38%
75 to 79	248	341	466	420	313	65	26%
80 to 84	249	213	356	397	283	34	14%
85 and over	352	318	353	542	615	263	75%
Median Age	43.2	46.4	48.3	48.4	46.9	3.7	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,444**	**4,544**	**4,820**	**4,913**	**4,809**	**365**	**8%**
Hispanic	593	779	948	1,119	1,268	675	114%
Non-Hispanic	3,851	3,765	3,872	3,794	3,541	-310	-8%
White	3,369	3,201	3,193	3,029	2,713	-656	-19%
Black	61	82	83	79	107	46	75%
American Indian	7	12	6	21	9	2	29%
Asian	270	296	370	419	459	189	70%
Hawaiian / Pacific Islander	10	24	38	53	47	37	370%
Other	0	8	4	3	4	4	--
Two or More Races	134	142	178	190	202	68	51%

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	**1,415**	**2,128**	**2,128**	**4,305**	**5,548**	**4,133**	**292%**
Civilian Jobs	1,415	2,128	2,128	4,305	5,548	4,133	292%
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	**973**	**973**	**973**	**973**	**973**	**0**	**0%**
Developed Acres	**805**	**847**	**853**	**903**	**933**	**127**	**16%**
Low Density Single Family	2	1	1	1	1	-1	-66%
Single Family	245	247	253	253	251	6	2%
Multiple Family	26	26	26	26	21	-5	-18%
Mobile Homes	15	15	15	15	15	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	22	22	22	22	--
Industrial	4	4	4	60	91	87	2479%
Commercial/Services	213	255	232	232	237	24	11%
Office	0	0	0	0	0	0	0%
Schools	55	55	55	55	55	0	0%
Roads and Freeways	153	153	153	153	153	0	0%
Agricultural and Extractive[2]	12	12	12	6	6	-6	-51%
Parks and Military Use	80	80	80	80	80	0	0%
Vacant Developable Acres	**168**	**126**	**121**	**70**	**41**	**-127**	**-76%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	6	0	0	0	-6	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	111	111	111	61	31	-80	-72%
Commercial/Services	50	9	9	9	9	-41	-83%
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	1	1	1	1	1	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**5.2**	**6.8**	**7.0**	**12.0**	**14.1**	**8.9**	**171%**
Residential Density[4]	**6.3**	**6.4**	**6.3**	**6.3**	**6.3**	**-0.1**	**-1%**

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 200.26   ■ Region
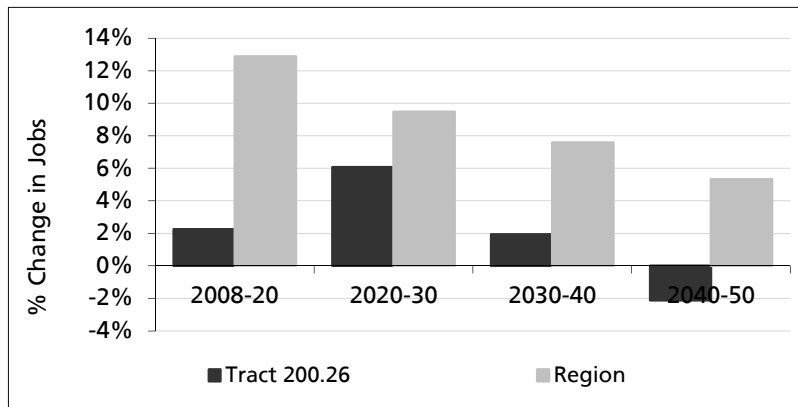
Notes:

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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