2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 27.07

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,641**	**5,679**	**5,785**	**5,816**	**8,530**	**2,889**	**51%**
Household Population	5,597	5,628	5,724	5,748	8,453	2,856	51%
Group Quarters Population	44	51	61	68	77	33	75%
Civilian	44	51	61	68	77	33	75%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,587**	**1,587**	**1,589**	**1,599**	**2,364**	**777**	**49%**
Single Family	446	446	446	446	51	-395	-89%
Multiple Family	1,141	1,141	1,143	1,153	2,313	1,172	103%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,512**	**1,508**	**1,514**	**1,520**	**2,257**	**745**	**49%**
Single Family	428	415	419	420	33	-395	-92%
Multiple Family	1,084	1,093	1,095	1,100	2,224	1,140	105%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.7%**	**5.0%**	**4.7%**	**4.9%**	**4.5%**	**-0.2**	**-4%**
Single Family	4.0%	7.0%	6.1%	5.8%	35.3%	31.3	783%
Multiple Family	5.0%	4.2%	4.2%	4.6%	3.8%	-1.2	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.70**	**3.73**	**3.78**	**3.78**	**3.75**	**0.05**	**1%**

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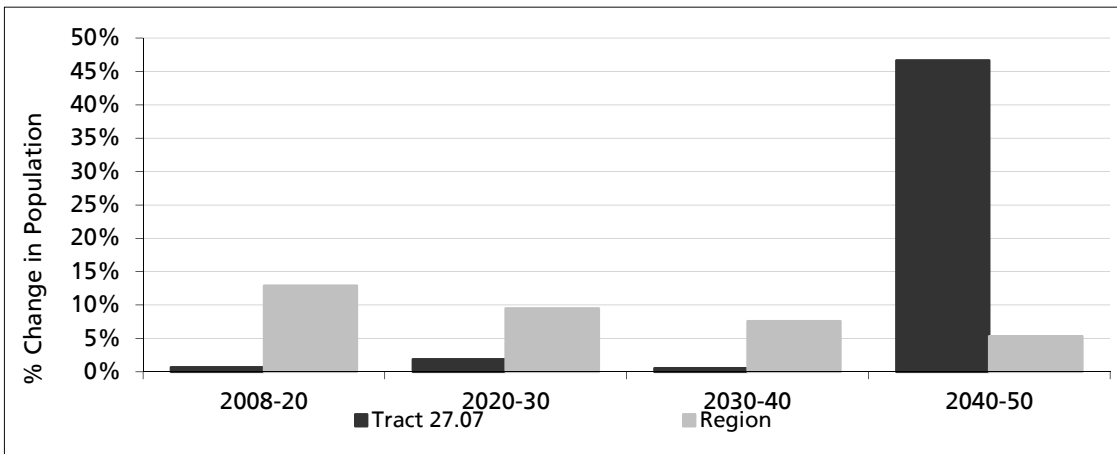
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,641**	**5,679**	**5,785**	**5,816**	**8,530**	**2,889**	**51%**
Under 5	621	568	551	548	761	140	23%
5 to 9	508	560	533	539	779	271	53%
10 to 14	558	628	605	589	886	328	59%
15 to 17	335	313	335	312	468	133	40%
18 to 19	183	144	164	150	219	36	20%
20 to 24	463	382	462	425	610	147	32%
25 to 29	513	492	469	488	680	167	33%
30 to 34	515	480	421	495	688	173	34%
35 to 39	496	448	480	463	707	211	43%
40 to 44	368	372	377	338	584	216	59%
45 to 49	327	329	308	331	480	153	47%
50 to 54	229	237	243	242	309	80	35%
55 to 59	168	224	226	209	329	161	96%
60 to 61	57	91	101	109	172	115	202%
62 to 64	67	109	113	117	163	96	143%
65 to 69	77	124	151	156	218	141	183%
70 to 74	59	76	104	109	158	99	168%
75 to 79	41	42	67	86	124	83	202%
80 to 84	29	28	39	58	92	63	217%
85 and over	27	32	36	52	103	76	281%
Median Age	26.5	27.5	27.6	28.5	29.0	2.5	9%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,641**	**5,679**	**5,785**	**5,816**	**8,530**	**2,889**	**51%**
Hispanic	3,058	3,482	3,823	4,072	6,230	3,172	104%
Non-Hispanic	2,583	2,197	1,962	1,744	2,300	-283	-11%
White	195	94	32	0	0	-195	-100%
Black	736	607	518	434	525	-211	-29%
American Indian	22	22	19	17	20	-2	-9%
Asian	1,238	1,135	1,072	988	1,347	109	9%
Hawaiian / Pacific Islander	8	9	12	12	15	7	88%
Other	8	8	8	8	10	2	25%
Two or More Races	376	322	301	285	383	7	2%

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	**278**	**278**	**278**	**278**	**486**	**208**	**75%**
Civilian Jobs	278	278	278	278	486	208	75%
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	**94**	**94**	**94**	**94**	**94**	**0**	**0%**
Developed Acres	**93**	**93**	**93**	**94**	**94**	**1**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	26	26	26	26	0	-26	-100%
Multiple Family	22	22	22	23	48	26	115%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	9	9	--
Industrial	1	1	1	1	0	-1	-100%
Commercial/Services	8	8	8	8	1	-7	-85%
Office	0	0	0	0	0	0	0%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	28	28	28	28	28	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**1**	**1**	**1**	**0**	**0**	**-1**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	0	0	-1	-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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**16.9**	**16.9**	**16.9**	**16.9**	**36.8**	**19.8**	**117%**
Residential Density[4]	**32.8**	**32.8**	**32.7**	**32.5**	**45.1**	**12.4**	**38%**

GROWTH TRENDS IN JOBS
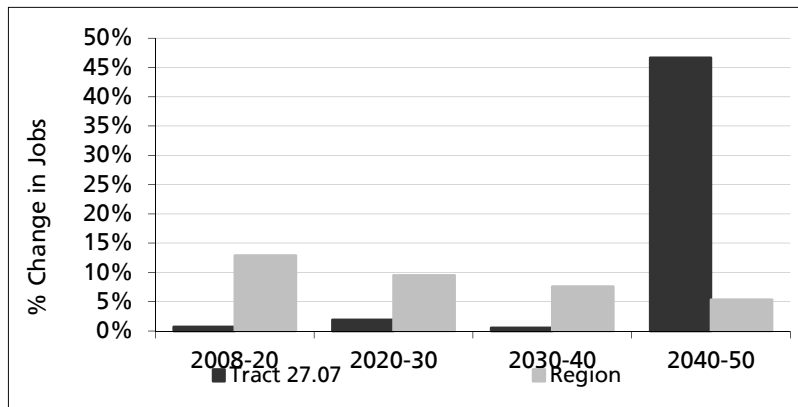
Notes:

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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