SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,030**	**2,959**	**3,144**	**3,224**	**3,245**	**215**	**7%**
Household Population	3,030	2,959	3,144	3,224	3,245	215	7%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,312**	**1,321**	**1,441**	**1,445**	**1,442**	**130**	**10%**
Single Family	1,166	1,175	1,159	1,163	1,160	-6	-1%
Multiple Family	146	146	282	282	282	136	93%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,244**	**1,220**	**1,295**	**1,304**	**1,304**	**60**	**5%**
Single Family	1,118	1,110	1,102	1,110	1,109	-9	-1%
Multiple Family	126	110	193	194	195	69	55%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.2%**	**7.6%**	**10.1%**	**9.8%**	**9.6%**	**4.4**	**85%**
Single Family	4.1%	5.5%	4.9%	4.6%	4.4%	0.3	7%
Multiple Family	13.7%	24.7%	31.6%	31.2%	30.9%	17.2	126%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.44**	**2.43**	**2.43**	**2.47**	**2.49**	**0.05**	**2%**

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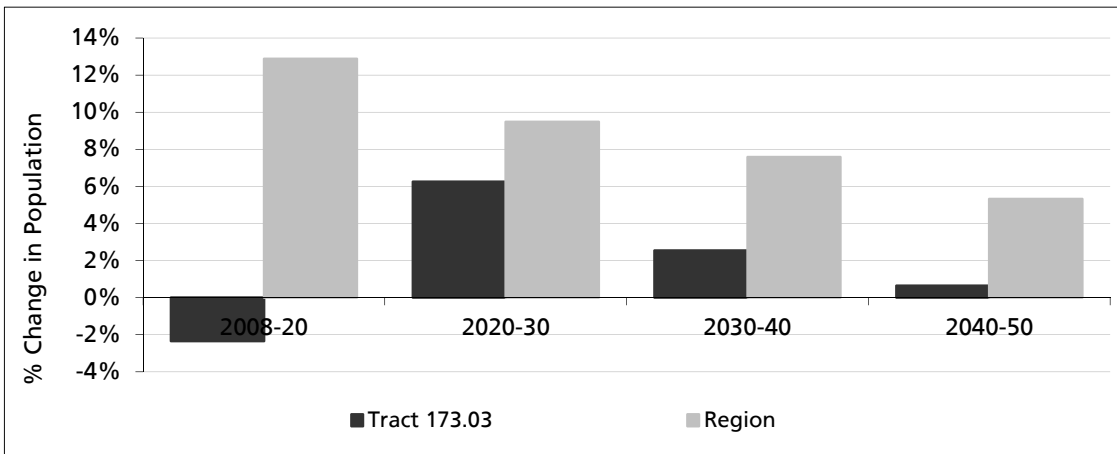
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,030**	**2,959**	**3,144**	**3,224**	**3,245**	**215**	**7%**
Under 5	125	114	121	125	121	-4	-3%
5 to 9	133	119	128	134	134	1	1%
10 to 14	168	159	158	173	170	2	1%
15 to 17	116	104	101	115	120	4	3%
18 to 19	69	57	53	55	57	-12	-17%
20 to 24	145	126	129	132	138	-7	-5%
25 to 29	151	172	186	175	188	37	25%
30 to 34	156	154	153	164	161	5	3%
35 to 39	275	196	247	258	247	-28	-10%
40 to 44	281	213	244	240	260	-21	-7%
45 to 49	272	200	170	217	225	-47	-17%
50 to 54	266	224	200	229	223	-43	-16%
55 to 59	245	269	234	201	249	4	2%
60 to 61	111	126	111	85	111	0	0%
62 to 64	111	165	146	126	134	23	21%
65 to 69	128	219	247	201	163	35	27%
70 to 74	79	133	178	151	125	46	58%
75 to 79	73	86	147	167	137	64	88%
80 to 84	64	57	108	140	118	54	84%
85 and over	62	66	83	136	164	102	165%
Median Age	43.1	46.6	46.5	45.9	45.6	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,030**	**2,959**	**3,144**	**3,224**	**3,245**	**215**	**7%**
Hispanic	337	360	399	422	431	94	28%
Non-Hispanic	2,693	2,599	2,745	2,802	2,814	121	4%
White	2,480	2,391	2,525	2,576	2,587	107	4%
Black	13	13	14	14	14	1	8%
American Indian	11	7	5	4	3	-8	-73%
Asian	106	108	117	124	128	22	21%
Hawaiian / Pacific Islander	3	5	5	5	5	2	67%
Other	7	4	4	3	3	-4	-57%
Two or More Races	73	71	75	76	74	1	1%

GROWTH TRENDS IN TOTAL POPULATION

■ Tract 173.03   ■ Region

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	**2,158**	**2,185**	**2,240**	**2,345**	**2,443**	**285**	**13%**
Civilian Jobs	2,158	2,185	2,240	2,345	2,443	285	13%
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	**742**	**742**	**742**	**742**	**742**	**0**	**0%**
Developed Acres	**733**	**736**	**739**	**742**	**742**	**9**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	256	259	257	258	258	2	1%
Multiple Family	7	7	8	8	8	1	14%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	7	7	7	7	--
Industrial	9	9	5	5	5	-4	-41%
Commercial/Services	19	19	19	21	21	3	14%
Office	5	5	5	5	5	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	175	175	175	175	175	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	249	249	248	248	248	-1	0%
Vacant Developable Acres	**9**	**6**	**3**	**1**	**0**	**-9**	**-96%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	2	2	1	0	-4	-92%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	3	2	0	0	-4	-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]	**46.3**	**46.6**	**47.5**	**47.9**	**49.7**	**3.4**	**7%**
Residential Density[4]	**5.0**	**5.0**	**5.4**	**5.4**	**5.3**	**0.4**	**7%**

GROWTH TRENDS IN JOBS
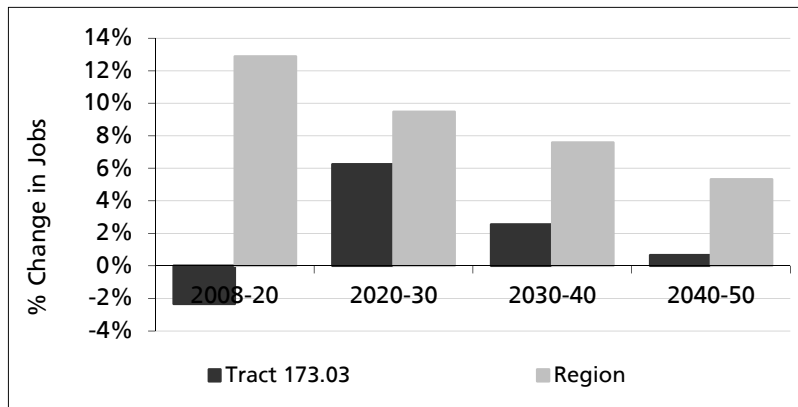
Notes:

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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