2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 100.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,582**	**8,471**	**8,598**	**9,040**	**9,145**	**1,563**	**21%**
Household Population	7,557	8,432	8,535	8,940	9,018	1,461	19%
Group Quarters Population	25	39	63	100	127	102	408%
Civilian	25	39	63	100	127	102	408%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,946**	**2,101**	**2,101**	**2,196**	**2,211**	**265**	**14%**
Single Family	824	813	813	858	872	48	6%
Multiple Family	1,034	1,201	1,201	1,251	1,251	217	21%
Mobile Homes	88	87	87	87	88	0	0%
Occupied Housing Units	**1,818**	**2,027**	**2,032**	**2,129**	**2,144**	**326**	**18%**
Single Family	734	774	779	825	839	105	14%
Multiple Family	1,002	1,170	1,170	1,220	1,219	217	22%
Mobile Homes	82	83	83	84	86	4	5%
Vacancy Rate	**6.6%**	**3.5%**	**3.3%**	**3.1%**	**3.0%**	**-3.6**	**-55%**
Single Family	10.9%	4.8%	4.2%	3.8%	3.8%	-7.1	-65%
Multiple Family	3.1%	2.6%	2.6%	2.5%	2.6%	-0.5	-16%
Mobile Homes	6.8%	4.6%	4.6%	3.4%	0.0%	-6.8	-100%
Persons per Household	**4.16**	**4.16**	**4.20**	**4.20**	**4.21**	**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
SANDAG
www.sandag.org

Adopted October 2011
Tract 100.05
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,582**	**8,471**	**8,598**	**9,040**	**9,145**	**1,563**	**21%**
Under 5	1,108	1,135	1,037	1,027	952	-156	-14%
5 to 9	649	818	702	700	665	16	2%
10 to 14	492	584	505	483	470	-22	-4%
15 to 17	400	402	378	350	352	-48	-12%
18 to 19	304	266	301	275	282	-22	-7%
20 to 24	764	649	792	739	715	-49	-6%
25 to 29	740	725	660	716	662	-78	-11%
30 to 34	473	422	330	428	410	-63	-13%
35 to 39	413	372	374	371	410	-3	-1%
40 to 44	333	354	324	280	364	31	9%
45 to 49	361	427	374	403	401	40	11%
50 to 54	320	454	483	478	417	97	30%
55 to 59	293	483	545	520	566	273	93%
60 to 61	114	205	238	252	269	155	136%
62 to 64	149	286	340	401	379	230	154%
65 to 69	208	333	441	509	471	263	126%
70 to 74	178	241	352	449	503	325	183%
75 to 79	133	142	212	321	387	254	191%
80 to 84	95	97	132	217	284	189	199%
85 and over	55	76	78	121	186	131	238%
Median Age	25.5	27.6	29.4	32.7	35.8	10.3	40%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,582**	**8,471**	**8,598**	**9,040**	**9,145**	**1,563**	**21%**
Hispanic	7,006	7,901	8,075	8,562	8,729	1,723	25%
Non-Hispanic	576	570	523	478	416	-160	-28%
White	170	140	109	76	41	-129	-76%
Black	49	52	48	43	38	-11	-22%
American Indian	2	2	2	2	0	-2	-100%
Asian	278	293	284	279	263	-15	-5%
Hawaiian / Pacific Islander	6	6	5	5	5	-1	-17%
Other	1	1	1	0	0	-1	-100%
Two or More Races	70	76	74	73	69	-1	-1%

GROWTH TRENDS IN TOTAL POPULATION

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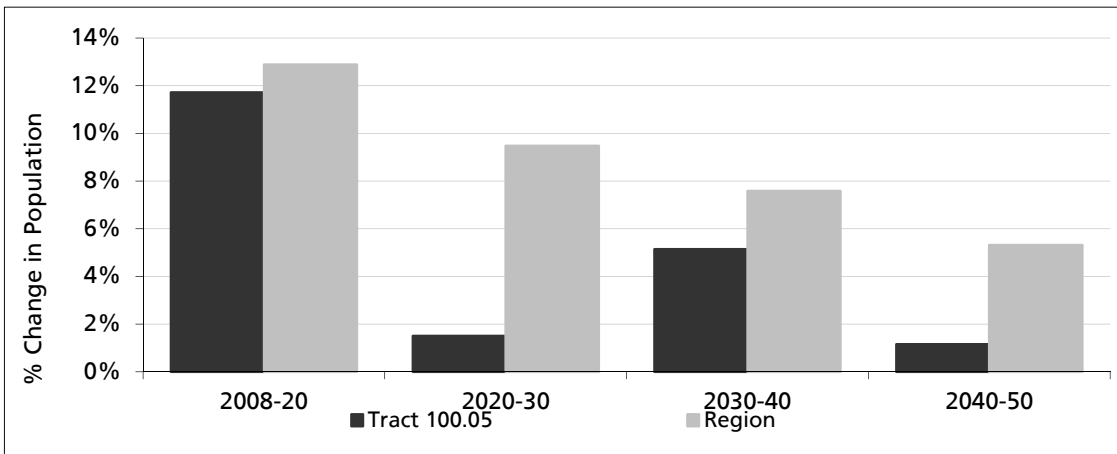
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,811**	**2,008**	**2,106**	**2,106**	**2,106**	**295**	**16%**
Civilian Jobs	1,811	2,008	2,106	2,106	2,106	295	16%
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	**401**	**401**	**401**	**401**	**401**	**0**	**0%**
Developed Acres	**384**	**399**	**399**	**400**	**401**	**17**	**5%**
Low Density Single Family	2	2	2	0	0	-2	-100%
Single Family	114	111	111	112	113	-1	-1%
Multiple Family	40	53	53	55	55	15	37%
Mobile Homes	10	10	10	10	10	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	17	17	17	17	17	0	0%
Commercial/Services	11	16	16	16	16	4	35%
Office	14	14	14	14	14	0	0%
Schools	25	25	25	25	25	0	0%
Roads and Freeways	137	137	137	137	137	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	13	14	14	14	14	1	10%
Vacant Developable Acres	**17**	**2**	**2**	**1**	**0**	**-17**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	1	0	-2	-99%
Multiple Family	12	0	0	0	0	-12	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	0	0	0	0	-2	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	0	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**26.7**	**27.9**	**29.3**	**29.3**	**29.3**	**2.6**	**10%**
Residential Density[4]	**11.7**	**11.9**	**11.9**	**12.4**	**12.4**	**0.7**	**6%**

GROWTH TRENDS IN JOBS
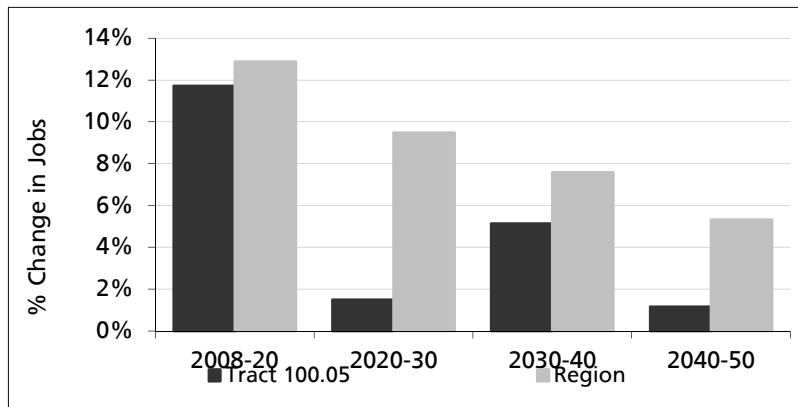
Notes:

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 100.05
Page 3 of 3