2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 159.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**5,038**	**6,705**	**7,003**	**7,278**	**7,304**	**2,266**	**45%**
Household Population	5,022	6,676	6,951	7,194	7,204	2,182	43%
Group Quarters Population	16	29	52	84	100	84	525%
Civilian	16	29	52	84	100	84	525%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,820**	**2,415**	**2,477**	**2,544**	**2,552**	**732**	**40%**
Single Family	767	1,038	1,034	1,026	1,034	267	35%
Multiple Family	1,053	1,377	1,443	1,518	1,518	465	44%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,785**	**2,336**	**2,402**	**2,468**	**2,475**	**690**	**39%**
Single Family	757	995	998	992	999	242	32%
Multiple Family	1,028	1,341	1,404	1,476	1,476	448	44%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**1.9%**	**3.3%**	**3.0%**	**3.0%**	**3.0%**	**1.1**	**58%**
Single Family	1.3%	4.1%	3.5%	3.3%	3.4%	2.1	162%
Multiple Family	2.4%	2.6%	2.7%	2.8%	2.8%	0.4	17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.81**	**2.86**	**2.89**	**2.91**	**2.91**	**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.
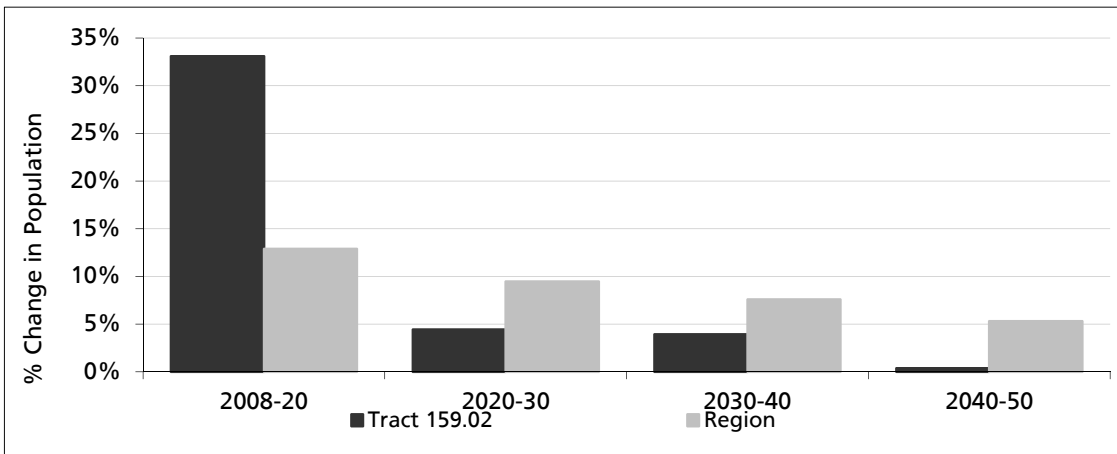
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,038**	**6,705**	**7,003**	**7,278**	**7,304**	**2,266**	**45%**
Under 5	381	467	476	483	463	82	22%
5 to 9	363	497	500	512	492	129	36%
10 to 14	418	597	598	618	616	198	47%
15 to 17	221	278	279	285	287	66	30%
18 to 19	154	176	198	200	207	53	34%
20 to 24	348	418	492	485	482	134	39%
25 to 29	384	580	575	577	568	184	48%
30 to 34	445	591	545	612	589	144	32%
35 to 39	446	495	592	599	601	155	35%
40 to 44	402	477	511	494	564	162	40%
45 to 49	399	474	428	515	520	121	30%
50 to 54	341	415	393	420	388	47	14%
55 to 59	263	412	387	357	420	157	60%
60 to 61	82	132	121	111	136	54	66%
62 to 64	58	120	128	143	147	89	153%
65 to 69	100	224	286	297	283	183	183%
70 to 74	63	137	181	168	159	96	152%
75 to 79	60	83	132	147	123	63	105%
80 to 84	54	61	103	134	124	70	130%
85 and over	56	71	78	121	135	79	141%
Median Age	32.8	32.9	33.5	33.9	34.6	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,038**	**6,705**	**7,003**	**7,278**	**7,304**	**2,266**	**45%**
Hispanic	1,628	2,633	3,076	3,522	3,884	2,256	139%
Non-Hispanic	3,410	4,072	3,927	3,756	3,420	10	0%
White	2,744	3,050	2,773	2,456	2,012	-732	-27%
Black	205	336	380	426	474	269	131%
American Indian	12	14	14	13	13	1	8%
Asian	209	356	428	512	569	360	172%
Hawaiian / Pacific Islander	14	21	20	22	22	8	57%
Other	0	0	0	0	0	0	0%
Two or More Races	226	295	312	327	330	104	46%

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	**390**	**390**	**600**	**600**	**600**	**210**	**54%**
Civilian Jobs	390	390	600	600	600	210	54%
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	**267**	**267**	**267**	**267**	**267**	**0**	**0%**
Developed Acres	**266**	**266**	**267**	**267**	**267**	**1**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	139	140	137	133	133	-5	-4%
Multiple Family	40	39	43	47	47	7	18%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	8	8	8	8	8	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	7	6	6	6	-8	-58%
Office	0	0	0	0	0	0	0%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	59	59	59	59	59	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	4	0	0%
Vacant Developable Acres	**1**	**1**	**0**	**0**	**0**	**-1**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-98%
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	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**	**20.3**	**31.6**	**32.0**	**32.2**	**15.3**	**91%**
Residential Density[4]	**10.2**	**13.1**	**13.4**	**13.8**	**13.8**	**3.6**	**36%**

GROWTH TRENDS IN JOBS
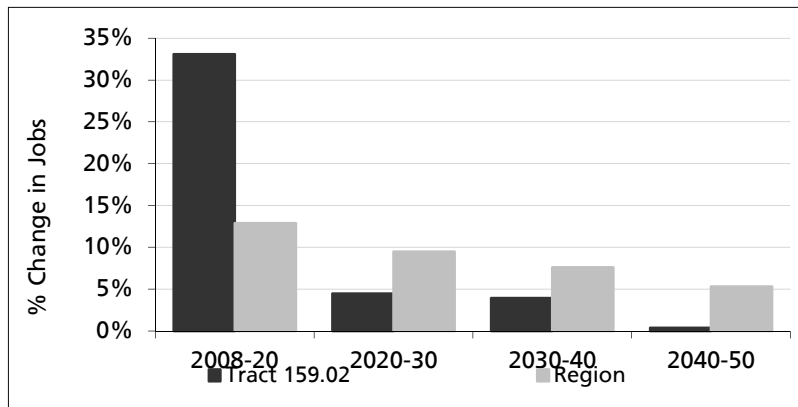
Notes:

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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