2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 148.03

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,929**	**5,070**	**5,145**	**5,283**	**5,301**	**372**	**8%**
Household Population	4,864	4,979	5,014	5,109	5,095	231	5%
Group Quarters Population	65	91	131	174	206	141	217%
Civilian	65	91	131	174	206	141	217%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,470**	**2,470**	**2,470**	**2,470**	**2,470**	**0**	**0%**
Single Family	700	700	700	700	700	0	0%
Multiple Family	1,770	1,770	1,770	1,770	1,770	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,404**	**2,407**	**2,410**	**2,414**	**2,411**	**7**	**0%**
Single Family	698	674	676	677	678	-20	-3%
Multiple Family	1,706	1,733	1,734	1,737	1,733	27	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.7%**	**2.6%**	**2.4%**	**2.3%**	**2.4%**	**-0.3**	**-11%**
Single Family	0.3%	3.7%	3.4%	3.3%	3.1%	2.8	933%
Multiple Family	3.6%	2.1%	2.0%	1.9%	2.1%	-1.5	-42%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.02**	**2.07**	**2.08**	**2.12**	**2.11**	**0.09**	**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.
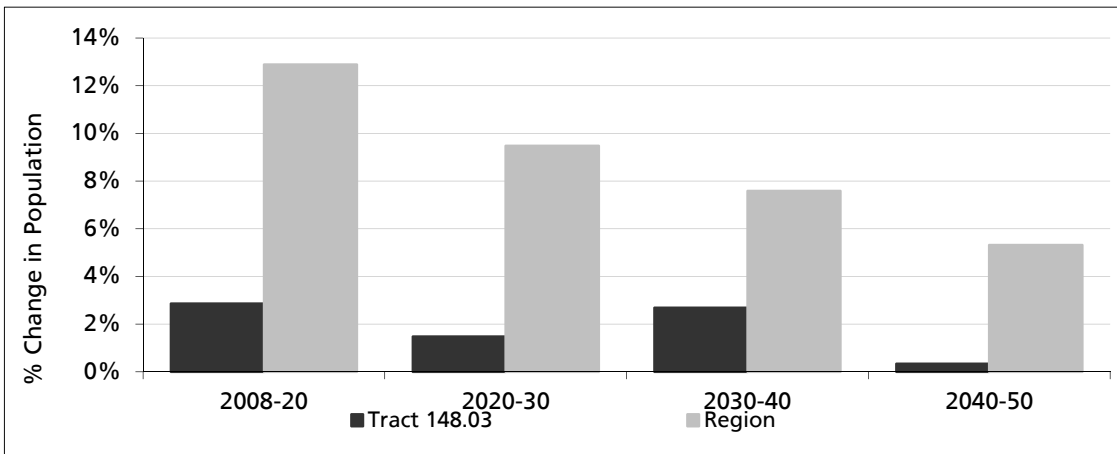
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,929**	**5,070**	**5,145**	**5,283**	**5,301**	**372**	**8%**
Under 5	316	295	294	281	276	-40	-13%
5 to 9	251	230	229	228	219	-32	-13%
10 to 14	199	200	187	189	186	-13	-7%
15 to 17	140	129	113	119	116	-24	-17%
18 to 19	81	72	59	56	53	-28	-35%
20 to 24	191	188	191	183	188	-3	-2%
25 to 29	371	437	427	401	411	40	11%
30 to 34	535	548	510	526	512	-23	-4%
35 to 39	478	394	462	456	442	-36	-8%
40 to 44	335	280	303	296	307	-28	-8%
45 to 49	362	300	259	310	316	-46	-13%
50 to 54	326	292	259	280	275	-51	-16%
55 to 59	270	317	260	225	284	14	5%
60 to 61	96	120	108	93	114	18	19%
62 to 64	120	187	163	152	155	35	29%
65 to 69	159	267	287	248	217	58	36%
70 to 74	134	226	277	240	213	79	59%
75 to 79	156	181	274	305	263	107	69%
80 to 84	107	92	148	183	159	52	49%
85 and over	302	315	335	512	595	293	97%
Median Age	39.0	40.8	41.7	43.4	44.0	5.0	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,929**	**5,070**	**5,145**	**5,283**	**5,301**	**372**	**8%**
Hispanic	672	831	947	1,066	1,166	494	74%
Non-Hispanic	4,257	4,239	4,198	4,217	4,135	-122	-3%
White	3,444	3,268	3,100	2,994	2,800	-644	-19%
Black	212	275	324	369	411	199	94%
American Indian	16	18	18	15	13	-3	-19%
Asian	331	403	457	513	571	240	73%
Hawaiian / Pacific Islander	19	23	27	31	32	13	68%
Other	8	11	13	14	14	6	75%
Two or More Races	227	241	259	281	294	67	30%

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	**3,450**	**3,469**	**3,611**	**3,621**	**3,625**	**175**	**5%**
Civilian Jobs	3,450	3,469	3,611	3,621	3,625	175	5%
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	**452**	**452**	**452**	**452**	**452**	**0**	**0%**
Developed Acres	**447**	**447**	**452**	**452**	**452**	**6**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	131	131	131	131	131	0	0%
Multiple Family	66	66	66	66	66	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	34	34	38	38	38	5	14%
Commercial/Services	88	88	88	88	88	0	0%
Office	5	5	5	6	6	1	10%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	96	96	96	96	96	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	10	0	0%
Vacant Developable Acres	**6**	**5**	**0**	**0**	**0**	**-6**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	5	0	0	0	-5	-100%
Commercial/Services	0	0	0	0	0	0	-100%
Office	1	0	0	0	0	-1	-95%
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]	**24.5**	**24.6**	**24.7**	**24.8**	**24.8**	**0.3**	**1%**
Residential Density[4]	**12.3**	**12.3**	**12.3**	**12.3**	**12.3**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
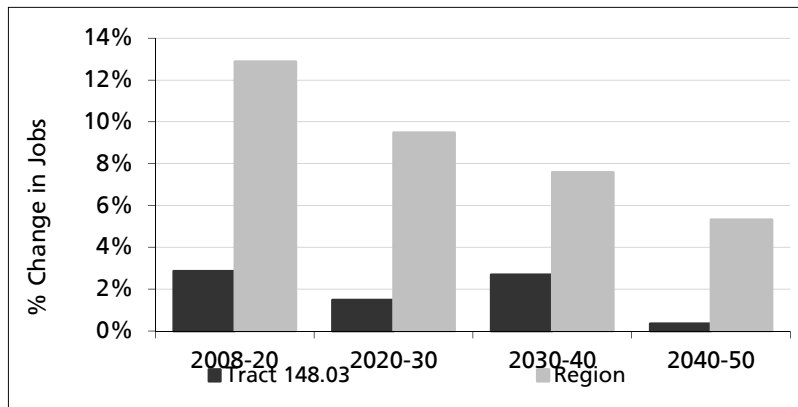
Notes:

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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