2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 199.03

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,409**	**6,910**	**11,048**	**11,501**	**11,784**	**7,375**	**167%**
Household Population	4,296	6,770	10,862	11,264	11,511	7,215	168%
Group Quarters Population	113	140	186	237	273	160	142%
Civilian	113	140	186	237	273	160	142%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,490**	**2,271**	**3,516**	**3,525**	**3,526**	**2,036**	**137%**
Single Family	1,194	1,999	3,244	3,253	3,254	2,060	173%
Multiple Family	255	272	272	272	272	17	7%
Mobile Homes	41	0	0	0	0	-41	-100%
Occupied Housing Units	**1,415**	**2,201**	**3,435**	**3,445**	**3,447**	**2,032**	**144%**
Single Family	1,126	1,937	3,170	3,180	3,182	2,056	183%
Multiple Family	251	264	265	265	265	14	6%
Mobile Homes	38	0	0	0	0	-38	-100%
Vacancy Rate	**5.0%**	**3.1%**	**2.3%**	**2.3%**	**2.2%**	**-2.8**	**-56%**
Single Family	5.7%	3.1%	2.3%	2.2%	2.2%	-3.5	-61%
Multiple Family	1.6%	2.9%	2.6%	2.6%	2.6%	1.0	63%
Mobile Homes	7.3%	0.0%	0.0%	0.0%	0.0%	-7.3	-100%
Persons per Household	**3.04**	**3.08**	**3.16**	**3.27**	**3.34**	**0.30**	**10%**

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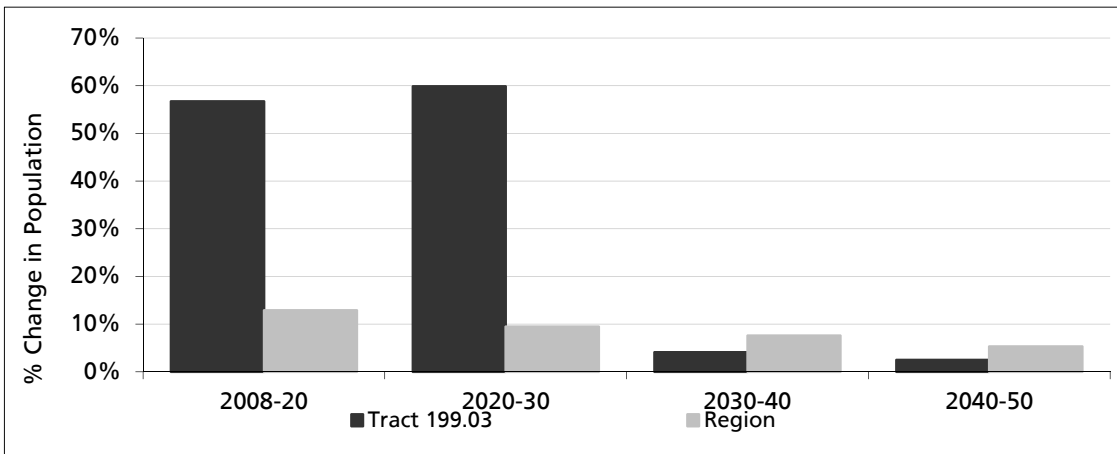
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,409**	**6,910**	**11,048**	**11,501**	**11,784**	**7,375**	**167%**
Under 5	233	334	539	525	486	253	109%
5 to 9	260	411	636	641	605	345	133%
10 to 14	302	491	731	733	715	413	137%
15 to 17	202	289	429	428	425	223	110%
18 to 19	145	186	300	291	283	138	95%
20 to 24	285	391	686	659	647	362	127%
25 to 29	293	502	770	785	769	476	162%
30 to 34	217	330	476	587	566	349	161%
35 to 39	282	354	644	641	644	362	128%
40 to 44	287	388	646	596	685	398	139%
45 to 49	355	483	667	787	791	436	123%
50 to 54	376	514	754	805	755	379	101%
55 to 59	339	576	791	702	831	492	145%
60 to 61	134	226	293	250	301	167	125%
62 to 64	143	312	413	399	410	267	187%
65 to 69	172	434	787	793	756	584	340%
70 to 74	111	276	564	578	623	512	461%
75 to 79	83	139	341	428	463	380	458%
80 to 84	104	140	348	484	500	396	381%
85 and over	86	134	233	389	529	443	515%
Median Age	39.7	42.2	42.4	43.9	45.4	5.7	14%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,409**	**6,910**	**11,048**	**11,501**	**11,784**	**7,375**	**167%**
Hispanic	1,325	2,679	5,050	5,738	6,308	4,983	376%
Non-Hispanic	3,084	4,231	5,998	5,763	5,476	2,392	78%
White	2,768	3,723	5,136	4,782	4,373	1,605	58%
Black	49	82	138	150	160	111	227%
American Indian	26	35	45	43	42	16	62%
Asian	96	167	302	360	423	327	341%
Hawaiian / Pacific Islander	21	32	48	50	54	33	157%
Other	17	23	37	43	49	32	188%
Two or More Races	107	169	292	335	375	268	250%

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	**662**	**667**	**675**	**685**	**694**	**32**	**5%**
Civilian Jobs	662	667	675	685	694	32	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	**1,986**	**1,986**	**1,986**	**1,986**	**1,986**	**0**	**0%**
Developed Acres	**1,287**	**1,662**	**1,947**	**1,948**	**1,948**	**661**	**51%**
Low Density Single Family	248	571	689	689	689	441	178%
Single Family	671	806	984	984	984	313	47%
Multiple Family	12	19	19	19	19	7	55%
Mobile Homes	3	0	0	0	0	-3	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	50	50	51	51	51	1	2%
Commercial/Services	2	2	2	3	3	1	25%
Office	0	0	0	0	0	0	0%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	105	105	105	105	105	0	0%
Agricultural and Extractive[2]	108	21	10	10	10	-99	-91%
Parks and Military Use	83	83	83	83	83	0	0%
Vacant Developable Acres	**690**	**315**	**30**	**30**	**29**	**-661**	**-96%**
Low Density Single Family	429	139	20	20	20	-409	-95%
Single Family	257	173	7	7	7	-250	-97%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	3	2	2	-2	-44%
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	**9**	**9**	**9**	**9**	**9**	**0**	**0%**
Employment Density[3]	**11.6**	**11.7**	**11.7**	**11.7**	**11.8**	**0.2**	**2%**
Residential Density[4]	**1.6**	**1.6**	**2.1**	**2.1**	**2.1**	**0.5**	**31%**

GROWTH TRENDS IN JOBS
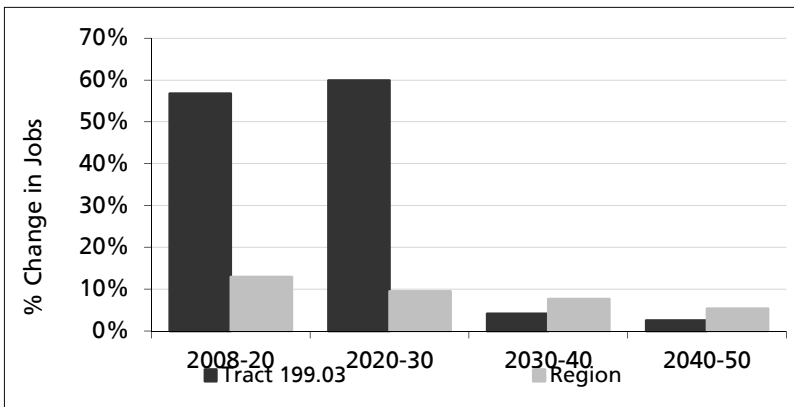
Notes:

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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