2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 27.08

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**6,612**	**6,694**	**6,804**	***6,803***	***11,404***	**4,792**	**72%**
Household Population	6,612	6,694	6,804	*6,803*	*11,404*	4,792	72%
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	**1,936**	**1,936**	**1,936**	***1,936***	***3,268***	**1,332**	**69%**
Single Family	237	237	237	*237*	*14*	-223	-94%
Multiple Family	1,699	1,699	1,699	*1,699*	*3,254*	1,555	92%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**1,841**	**1,852**	**1,859**	***1,857***	***3,160***	**1,319**	**72%**
Single Family	210	207	214	*214*	*7*	-203	-97%
Multiple Family	1,631	1,645	1,645	*1,643*	*3,153*	1,522	93%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**4.9%**	**4.3%**	**4.0%**	***4.1%***	***3.3%***	**-1.6**	**-33%**
Single Family	11.4%	12.7%	9.7%	*9.7%*	*50.0%*	38.6	339%
Multiple Family	4.0%	3.2%	3.2%	*3.3%*	*3.1%*	-0.9	-23%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**3.59**	**3.61**	**3.66**	***3.66***	***3.61***	**0.02**	**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.
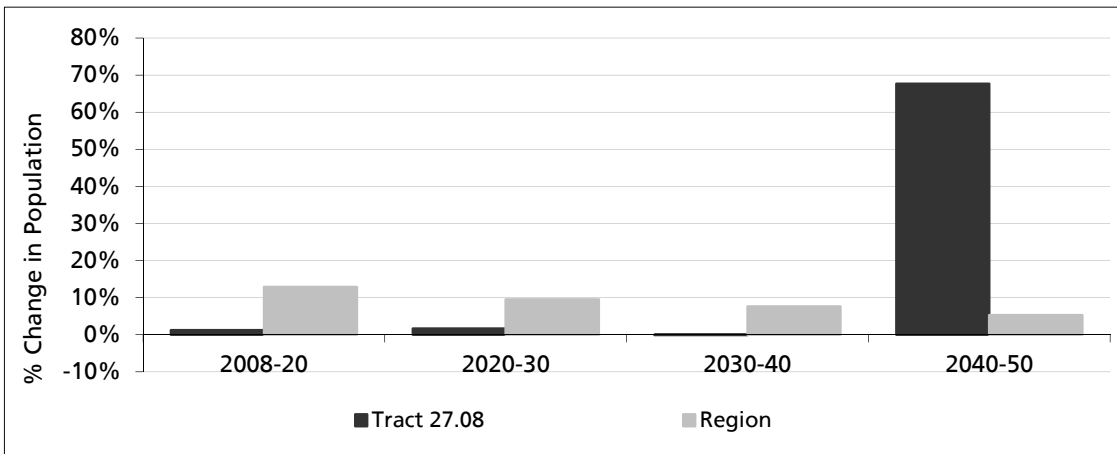
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,612**	**6,694**	**6,804**	**6,803**	**11,404**	**4,792**	**72%**
Under 5	666	613	603	592	942	276	41%
5 to 9	574	625	584	578	958	384	67%
10 to 14	671	737	710	680	1,169	498	74%
15 to 17	346	323	344	324	558	212	61%
18 to 19	234	188	212	192	323	89	38%
20 to 24	458	388	467	426	703	245	53%
25 to 29	583	573	538	559	881	298	51%
30 to 34	670	626	537	641	1,009	339	51%
35 to 39	604	557	602	578	1,015	411	68%
40 to 44	492	505	521	464	916	424	86%
45 to 49	321	319	300	321	532	211	66%
50 to 54	291	301	306	305	458	167	57%
55 to 59	171	230	234	215	390	219	128%
60 to 61	74	109	104	102	172	98	132%
62 to 64	77	117	114	110	177	100	130%
65 to 69	96	166	217	228	367	271	282%
70 to 74	114	147	193	207	344	230	202%
75 to 79	79	80	115	136	203	124	157%
80 to 84	46	43	60	89	158	112	243%
85 and over	45	47	43	56	129	84	187%
Median Age	28.1	29.1	29.5	30.4	30.8	2.7	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,612**	**6,694**	**6,804**	**6,803**	**11,404**	**4,792**	**72%**
Hispanic	3,381	3,942	4,366	4,651	8,149	4,768	141%
Non-Hispanic	3,231	2,752	2,438	2,152	3,255	24	1%
White	350	167	56	0	0	-350	-100%
Black	926	779	669	562	780	-146	-16%
American Indian	3	2	2	3	5	2	67%
Asian	1,480	1,389	1,321	1,219	1,905	425	29%
Hawaiian / Pacific Islander	3	5	7	7	12	9	300%
Other	30	28	25	22	33	3	10%
Two or More Races	439	382	358	339	520	81	18%

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	**772**	**772**	**772**	**772**	**1,356**	**584**	**76%**
Civilian Jobs	772	772	772	772	1,356	584	76%
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	**154**	**154**	**154**	**154**	**154**	**0**	**0%**
Developed Acres	**151**	**151**	**151**	**151**	**154**	**3**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	18	18	18	18	0	-18	-100%
Multiple Family	37	37	37	37	51	14	38%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	28	28	--
Industrial	2	2	2	2	0	-2	-100%
Commercial/Services	43	43	43	43	29	-14	-33%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	6	-5	-45%
Roads and Freeways	32	32	32	32	32	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	**3**	**3**	**3**	**3**	**0**	**-3**	**-91%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	1	0	-1	-81%
Mixed Use	2	2	2	2	0	-2	-100%
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]	**13.9**	**13.9**	**13.9**	**13.9**	**28.0**	**14.1**	**101%**
Residential Density[4]	**35.4**	**35.4**	**35.4**	**35.4**	**50.7**	**15.4**	**44%**

GROWTH TRENDS IN JOBS
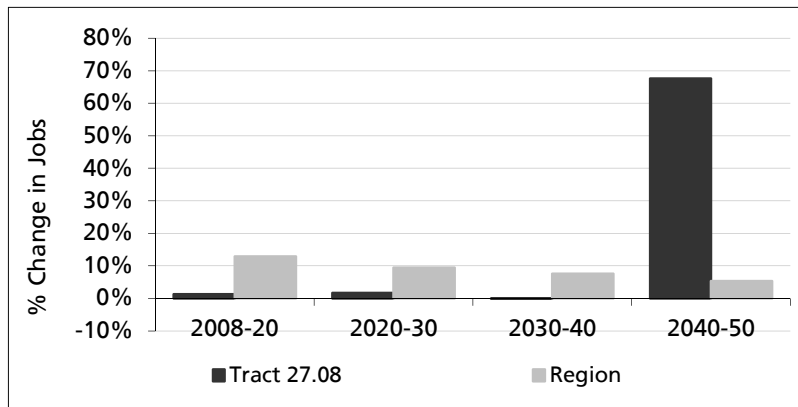
Notes:

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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