2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 138.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,244**	**3,449**	**3,498**	**3,561**	**3,605**	**361**	**11%**
Household Population	3,100	3,293	3,323	3,360	3,382	282	9%
Group Quarters Population	144	156	175	201	223	79	55%
Civilian	144	156	175	201	223	79	55%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,015**	**1,035**	**1,027**	**1,018**	**1,015**	**0**	**0%**
Single Family	820	820	812	803	798	-22	-3%
Multiple Family	55	75	75	75	75	20	36%
Mobile Homes	140	140	140	140	142	2	1%
Occupied Housing Units	**940**	**990**	**988**	**981**	**979**	**39**	**4%**
Single Family	759	799	796	787	783	24	3%
Multiple Family	55	63	63	64	64	9	16%
Mobile Homes	126	128	129	130	132	6	5%
Vacancy Rate	**7.4%**	**4.3%**	**3.8%**	**3.6%**	**3.5%**	**-3.9**	**-53%**
Single Family	7.4%	2.6%	2.0%	2.0%	1.9%	-5.5	-74%
Multiple Family	0.0%	16.0%	16.0%	14.7%	14.7%	14.7	0%
Mobile Homes	10.0%	8.6%	7.9%	7.1%	0.0%	-10.0	-100%
Persons per Household	**3.30**	**3.33**	**3.36**	**3.43**	**3.45**	**0.15**	**5%**

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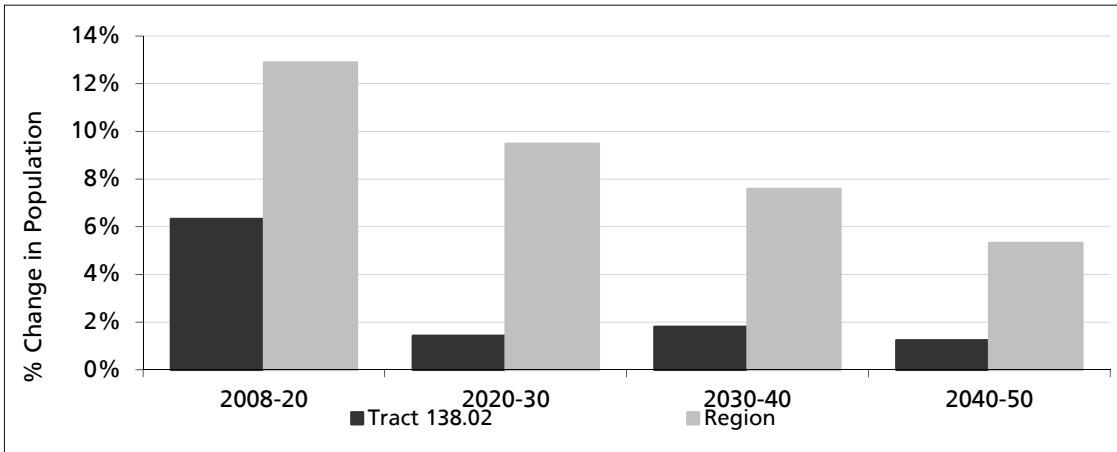
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,244**	**3,449**	**3,498**	**3,561**	**3,605**	**361**	**11%**
Under 5	232	209	203	196	181	-51	-22%
5 to 9	205	228	216	210	199	-6	-3%
10 to 14	306	323	302	293	286	-20	-7%
15 to 17	180	171	157	149	149	-31	-17%
18 to 19	101	91	94	90	91	-10	-10%
20 to 24	223	202	223	200	186	-37	-17%
25 to 29	185	211	192	184	175	-10	-5%
30 to 34	217	221	198	216	207	-10	-5%
35 to 39	268	232	259	237	227	-41	-15%
40 to 44	299	285	284	266	288	-11	-4%
45 to 49	279	263	226	259	252	-27	-10%
50 to 54	195	207	193	195	180	-15	-8%
55 to 59	140	184	160	142	178	38	27%
60 to 61	50	78	76	74	89	39	78%
62 to 64	62	114	123	131	131	69	111%
65 to 69	76	147	192	199	200	124	163%
70 to 74	59	98	138	152	168	109	185%
75 to 79	57	69	112	147	142	85	149%
80 to 84	52	54	84	122	141	89	171%
85 and over	58	62	66	99	135	77	133%
Median Age	34.4	36.5	38.2	40.1	41.8	7.4	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,244**	**3,449**	**3,498**	**3,561**	**3,605**	**361**	**11%**
Hispanic	1,230	1,528	1,705	1,881	2,025	795	65%
Non-Hispanic	2,014	1,921	1,793	1,680	1,580	-434	-22%
White	1,144	933	742	567	411	-733	-64%
Black	353	440	491	538	584	231	65%
American Indian	10	10	10	9	9	-1	-10%
Asian	225	257	271	287	300	75	33%
Hawaiian / Pacific Islander	26	27	25	24	24	-2	-8%
Other	7	7	7	7	7	0	0%
Two or More Races	249	247	247	248	245	-4	-2%

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	**356**	**358**	**415**	**456**	**505**	**149**	**42%**
Civilian Jobs	356	358	415	456	505	149	42%
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	**179**	**179**	**179**	**179**	**179**	**0**	**0%**
Developed Acres	**175**	**176**	**176**	**176**	**176**	**2**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	117	117	114	112	109	-8	-7%
Multiple Family	3	5	5	5	5	2	50%
Mobile Homes	11	11	11	11	11	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	20	20	23	25	27	8	39%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	20	20	20	20	20	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	0%
Vacant Developable Acres	**2**	**0**	**0**	**0**	**0**	**-2**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2	0	0	0	0	-2	-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	**2**	**2**	**2**	**2**	**2**	**0**	**0%**
Employment Density[3]	**16.9**	**17.0**	**17.0**	**17.2**	**17.5**	**0.6**	**4%**
Residential Density[4]	**7.7**	**7.7**	**7.8**	**7.9**	**8.0**	**0.4**	**5%**

GROWTH TRENDS IN JOBS
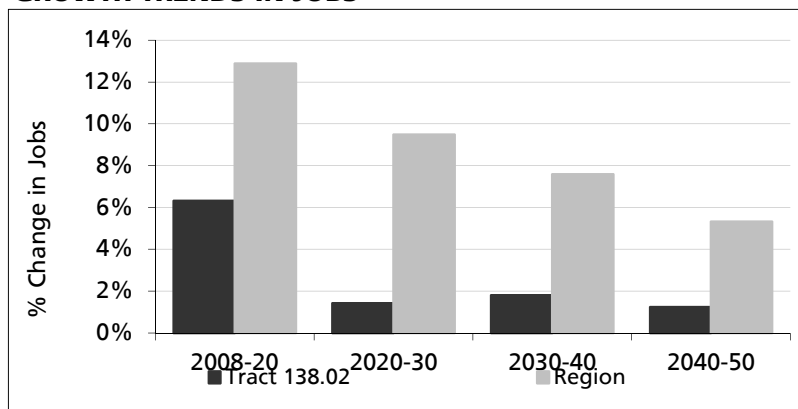
Notes:

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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