2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 158.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	4,756	4,773	7,074	12,180	12,477	7,721	162%
Household Population	4,231	4,182	6,348	11,309	11,498	7,267	172%
Group Quarters Population	525	591	726	871	979	454	86%
Civilian	525	591	726	871	979	454	86%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,546	1,551	2,323	4,030	4,093	2,547	165%
Single Family	497	502	435	257	249	-248	-50%
Multiple Family	1,049	1,049	1,888	3,773	3,844	2,795	266%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,492	1,444	2,190	3,872	3,942	2,450	164%
Single Family	477	465	408	237	228	-249	-52%
Multiple Family	1,015	979	1,782	3,635	3,714	2,699	266%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.5%	6.9%	5.7%	3.9%	3.7%	0.2	6%
Single Family	4.0%	7.4%	6.2%	7.8%	8.4%	4.4	110%
Multiple Family	3.2%	6.7%	5.6%	3.7%	3.4%	0.2	6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.84	2.90	2.90	2.92	2.92	0.08	3%

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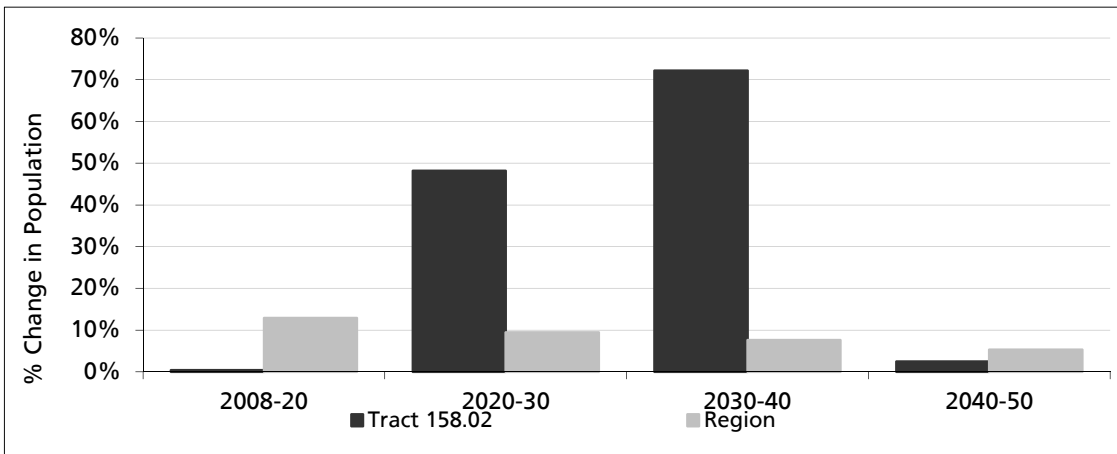
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,756**	**4,773**	**7,074**	**12,180**	**12,477**	**7,721**	**162%**
Under 5	416	407	588	994	987	571	137%
5 to 9	355	363	510	867	851	496	140%
10 to 14	390	392	558	973	991	601	154%
15 to 17	247	228	320	551	570	323	131%
18 to 19	130	111	151	258	266	136	105%
20 to 24	317	295	467	761	783	466	147%
25 to 29	367	425	591	988	1,004	637	174%
30 to 34	458	455	599	1,121	1,139	681	149%
35 to 39	414	356	597	992	1,045	631	152%
40 to 44	356	333	506	783	946	590	166%
45 to 49	286	259	340	653	669	383	134%
50 to 54	233	217	305	539	513	280	120%
55 to 59	184	224	323	500	591	407	221%
60 to 61	55	76	110	179	205	150	273%
62 to 64	54	82	112	183	180	126	233%
65 to 69	87	144	264	457	441	354	407%
70 to 74	57	89	173	296	312	255	447%
75 to 79	85	91	191	337	300	215	253%
80 to 84	98	73	157	292	231	133	136%
85 and over	167	153	212	456	453	286	171%
Median Age	31.7	31.8	32.9	33.1	33.5	1.8	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,756**	**4,773**	**7,074**	**12,180**	**12,477**	**7,721**	**162%**
Hispanic	1,734	2,063	3,379	6,334	7,008	5,274	304%
Non-Hispanic	3,022	2,710	3,695	5,846	5,469	2,447	81%
White	2,180	1,780	2,263	3,281	2,695	515	24%
Black	403	486	766	1,400	1,566	1,163	289%
American Indian	56	46	54	75	67	11	20%
Asian	75	96	161	314	351	276	368%
Hawaiian / Pacific Islander	30	35	55	97	102	72	240%
Other	17	16	22	35	36	19	112%
Two or More Races	261	251	374	644	652	391	150%

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	**1,815**	**1,815**	**1,826**	**1,859**	**2,473**	**658**	**36%**
Civilian Jobs	1,815	1,815	1,826	1,859	2,473	658	36%
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	**237**	**237**	**237**	**237**	**237**	**0**	**0%**
Developed Acres	**234**	**234**	**234**	**236**	**236**	**2**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	74	75	64	40	39	-35	-48%
Multiple Family	37	34	46	79	79	42	114%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	8	8	8	7	7	0	-5%
Mixed Use	0	0	10	22	22	22	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	36	36	28	11	11	-25	-68%
Office	11	11	8	5	6	-6	-49%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	66	69	69	69	69	3	5%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	9%
Vacant Developable Acres	**3**	**2**	**2**	**1**	**0**	**-2**	**-88%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	1	1	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	1	1	1	0	0	-1	-100%
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]	**38.5**	**38.8**	**44.1**	**68.5**	**87.4**	**48.9**	**127%**
Residential Density[4]	**13.0**	**13.3**	**19.1**	**29.3**	**30.0**	**16.9**	**130%**

GROWTH TRENDS IN JOBS
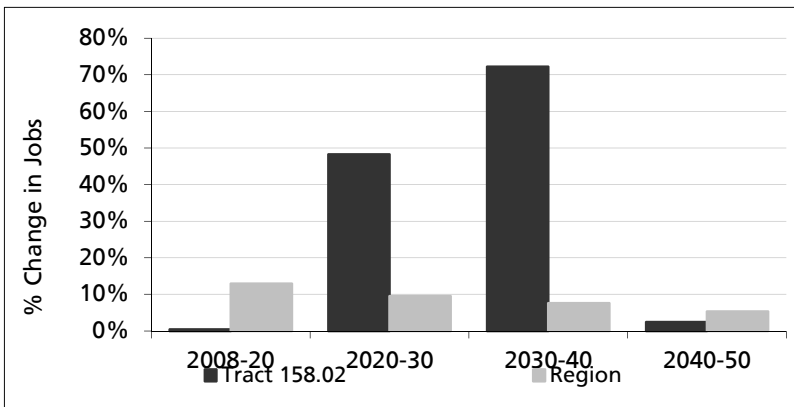
Notes:

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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