2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.03

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	2008 to 2050 Change* Percent
Total Population	**6,506**	**7,014**	**7,112**	**7,260**	**7,325**	**819**	**13%**
Household Population	6,466	6,963	7,046	7,173	7,222	756	12%
Group Quarters Population	40	51	66	87	103	63	158%
Civilian	40	51	66	87	103	63	158%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,669**	**1,794**	**1,794**	**1,794**	**1,796**	**127**	**8%**
Single Family	1,663	1,788	1,788	1,788	1,788	125	8%
Multiple Family	6	6	6	6	8	2	33%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,621**	**1,751**	**1,759**	**1,761**	**1,763**	**142**	**9%**
Single Family	1,615	1,747	1,755	1,757	1,759	144	9%
Multiple Family	6	4	4	4	4	-2	-33%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.9%**	**2.4%**	**2.0%**	**1.8%**	**1.8%**	**-1.1**	**-38%**
Single Family	2.9%	2.3%	1.8%	1.7%	1.6%	-1.3	-45%
Multiple Family	0.0%	33.3%	33.3%	33.3%	50.0%	50.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.99**	**3.98**	**4.01**	**4.07**	**4.10**	**0.11**	**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.
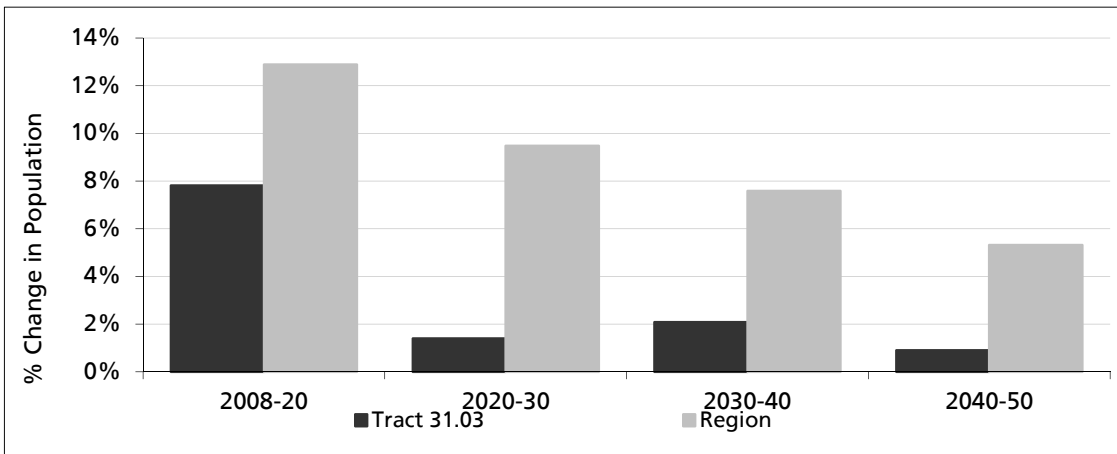
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,506**	**7,014**	**7,112**	**7,260**	**7,325**	**819**	**13%**
Under 5	568	554	527	532	515	-53	-9%
5 to 9	350	361	366	393	396	46	13%
10 to 14	601	608	574	597	610	9	1%
15 to 17	469	425	407	394	401	-68	-14%
18 to 19	284	255	244	240	243	-41	-14%
20 to 24	642	630	664	653	671	29	5%
25 to 29	540	613	570	604	599	59	11%
30 to 34	464	455	425	483	477	13	3%
35 to 39	419	330	371	362	387	-32	-8%
40 to 44	383	328	327	297	345	-38	-10%
45 to 49	373	346	302	371	343	-30	-8%
50 to 54	330	354	319	337	325	-5	-2%
55 to 59	324	469	418	377	471	147	45%
60 to 61	98	164	144	123	125	27	28%
62 to 64	138	272	250	213	218	80	58%
65 to 69	245	432	563	513	450	205	84%
70 to 74	178	285	441	456	394	216	121%
75 to 79	37	50	89	132	130	93	251%
80 to 84	36	41	62	101	113	77	214%
85 and over	27	42	49	82	112	85	315%
Median Age	28.1	30.7	32.4	32.2	32.4	4.3	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,506**	**7,014**	**7,112**	**7,260**	**7,325**	**819**	**13%**
Hispanic	2,068	2,523	2,800	3,163	3,507	1,439	70%
Non-Hispanic	4,438	4,491	4,312	4,097	3,818	-620	-14%
White	445	413	372	329	273	-172	-39%
Black	2,772	2,744	2,533	2,275	1,987	-785	-28%
American Indian	33	48	54	56	56	23	70%
Asian	799	865	894	936	963	164	21%
Hawaiian / Pacific Islander	80	75	69	65	65	-15	-19%
Other	21	27	33	37	40	19	90%
Two or More Races	288	319	357	399	434	146	51%

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	**500**	**511**	**522**	**528**	**532**	**32**	**6%**
Civilian Jobs	500	511	522	528	532	32	6%
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	**500**	**500**	**500**	**500**	**500**	**0**	**0%**
Developed Acres	**485**	**500**	**500**	**500**	**500**	**16**	**3%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	323	339	339	339	339	16	5%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	7	7	7	7	7	0	0%
Commercial/Services	12	12	12	12	11	0	-2%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	103	103	103	103	103	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	38	38	38	38	38	0	0%
Vacant Developable Acres	**16**	**0**	**0**	**0**	**0**	**-16**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	0	0	0	0	-16	-99%
Multiple Family	0	0	0	0	0	0	0%
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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**26.6**	**27.1**	**27.7**	**28.1**	**28.4**	**1.8**	**7%**
Residential Density[4]	**5.1**	**5.3**	**5.3**	**5.3**	**5.3**	**0.1**	**3%**

GROWTH TRENDS IN JOBS
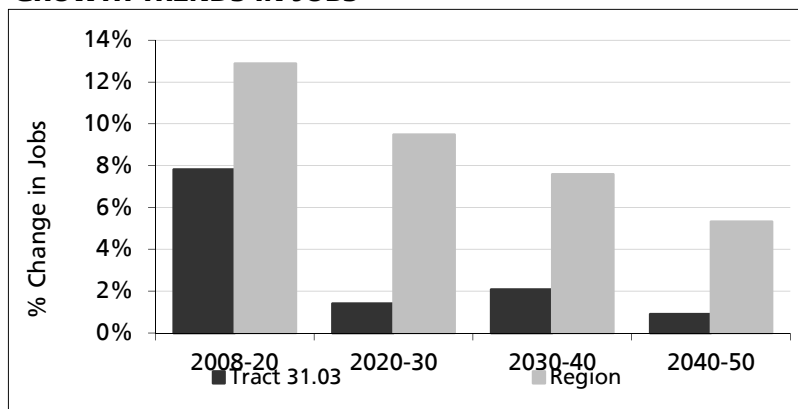
Notes:

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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