2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 212.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,459**	**5,686**	**6,430**	**7,327**	**7,733**	**2,274**	**42%**
Household Population	5,459	5,686	6,430	7,327	7,733	2,274	42%
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	**1,941**	**1,947**	**2,171**	**2,428**	**2,543**	**602**	**31%**
Single Family	1,772	1,778	2,001	2,258	2,372	600	34%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	169	169	170	170	171	2	1%
Occupied Housing Units	**1,817**	**1,874**	**2,101**	**2,350**	**2,465**	**648**	**36%**
Single Family	1,665	1,717	1,942	2,191	2,305	640	38%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	152	157	159	159	160	8	5%
Vacancy Rate	**6.4%**	**3.7%**	**3.2%**	**3.2%**	**3.1%**	**-3.3**	**-52%**
Single Family	6.0%	3.4%	2.9%	3.0%	2.8%	-3.2	-53%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	10.1%	7.1%	6.5%	6.5%	0.0%	-10.1	-100%
Persons per Household	**3.00**	**3.03**	**3.06**	**3.12**	**3.14**	**0.14**	**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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www.sandag.org

Adopted October 2011
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,459**	**5,686**	**6,430**	**7,327**	**7,733**	**2,274**	**42%**
Under 5	196	167	181	196	203	7	4%
5 to 9	183	160	184	205	208	25	14%
10 to 14	323	309	326	384	389	66	20%
15 to 17	243	219	219	256	264	21	9%
18 to 19	166	139	130	145	150	-16	-10%
20 to 24	453	426	474	511	554	101	22%
25 to 29	285	345	383	402	450	165	58%
30 to 34	159	152	161	193	196	37	23%
35 to 39	189	141	192	218	215	26	14%
40 to 44	311	233	286	312	346	35	11%
45 to 49	491	363	323	465	496	5	1%
50 to 54	552	467	431	541	556	4	1%
55 to 59	508	560	502	465	615	107	21%
60 to 61	183	229	227	216	271	88	48%
62 to 64	195	300	291	297	317	122	63%
65 to 69	286	479	582	530	459	173	60%
70 to 74	238	421	596	591	534	296	124%
75 to 79	197	243	433	560	507	310	157%
80 to 84	142	138	261	394	391	249	175%
85 and over	159	195	248	446	612	453	285%
Median Age	47.3	52.0	54.1	53.5	53.6	6.3	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,459**	**5,686**	**6,430**	**7,327**	**7,733**	**2,274**	**42%**
Hispanic	560	686	835	1,026	1,148	588	105%
Non-Hispanic	4,899	5,000	5,595	6,301	6,585	1,686	34%
White	4,547	4,634	5,175	5,808	6,054	1,507	33%
Black	95	112	136	164	180	85	89%
American Indian	74	49	33	23	15	-59	-80%
Asian	50	71	98	130	154	104	208%
Hawaiian / Pacific Islander	20	18	20	24	23	3	15%
Other	14	11	11	11	12	-2	-14%
Two or More Races	99	105	122	141	147	48	48%

GROWTH TRENDS IN TOTAL POPULATION
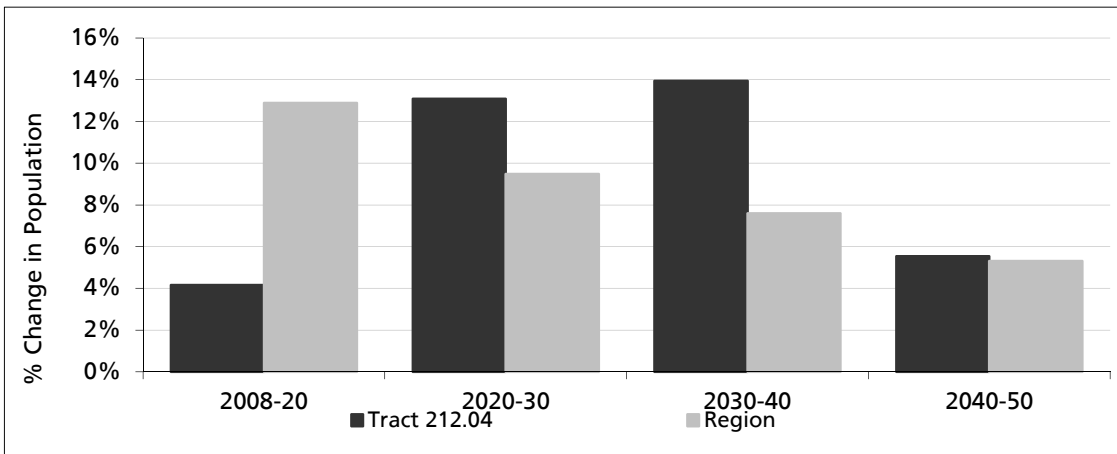
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**440**	**440**	**440**	**440**	**440**	**0**	**0%**
Civilian Jobs	440	440	440	440	440	0	0%
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	**11,740**	**11,740**	**11,740**	**11,740**	**11,740**	**0**	**0%**
Developed Acres	**6,210**	**6,225**	**6,939**	**8,335**	**8,944**	**2,735**	**44%**
Low Density Single Family	4,128	4,143	4,842	6,162	6,744	2,616	63%
Single Family	361	361	386	462	490	129	36%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	43	43	43	43	43	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	11	11	11	11	11	0	0%
Commercial/Services	37	37	37	37	37	0	0%
Office	1	1	1	1	1	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	434	434	434	434	434	0	0%
Agricultural and Extractive[2]	51	51	40	40	40	-10	-20%
Parks and Military Use	1,145	1,145	1,145	1,145	1,145	0	0%
Vacant Developable Acres	**3,342**	**3,327**	**2,613**	**1,217**	**608**	**-2,735**	**-82%**
Low Density Single Family	3,184	3,170	2,481	1,160	579	-2,605	-82%
Single Family	145	145	119	44	16	-129	-89%
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	10	10	10	10	10	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	3	3	3	3	3	0	0%
Constrained Acres	**2,188**	**2,188**	**2,188**	**2,188**	**2,188**	**0**	**0%**
Employment Density[3]	**9.0**	**9.0**	**9.0**	**9.0**	**9.0**	**0.0**	**0%**
Residential Density[4]	**0.4**	**0.4**	**0.4**	**0.4**	**0.3**	**-0.1**	**-18%**

GROWTH TRENDS IN JOBS

Tract 212.04 — Region (legend)
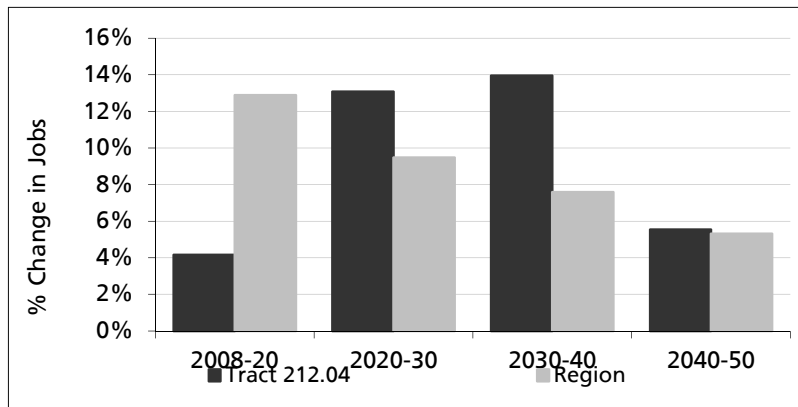
Notes:

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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