2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 136.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**5,516**	**5,696**	**5,823**	*5,972*	*6,095*	**579**	**10%**
Household Population	5,450	5,602	5,670	*5,751*	*5,838*	388	7%
Group Quarters Population	66	94	153	*221*	*257*	191	289%
Civilian	66	94	153	*221*	*257*	191	289%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,974**	**2,021**	**2,020**	*2,018*	*2,018*	**44**	**2%**
Single Family	1,473	1,520	1,519	*1,517*	*1,517*	44	3%
Multiple Family	501	501	501	*501*	*501*	0	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**1,915**	**1,949**	**1,958**	*1,957*	*1,958*	**43**	**2%**
Single Family	1,441	1,484	1,488	*1,486*	*1,486*	45	3%
Multiple Family	474	465	470	*471*	*472*	-2	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**3.0%**	**3.6%**	**3.1%**	*3.0%*	*3.0%*	**0.0**	**0%**
Single Family	2.2%	2.4%	2.0%	*2.0%*	*2.0%*	-0.2	-9%
Multiple Family	5.4%	7.2%	6.2%	*6.0%*	*5.8%*	0.4	7%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.85**	**2.87**	**2.90**	*2.94*	*2.98*	**0.13**	**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.
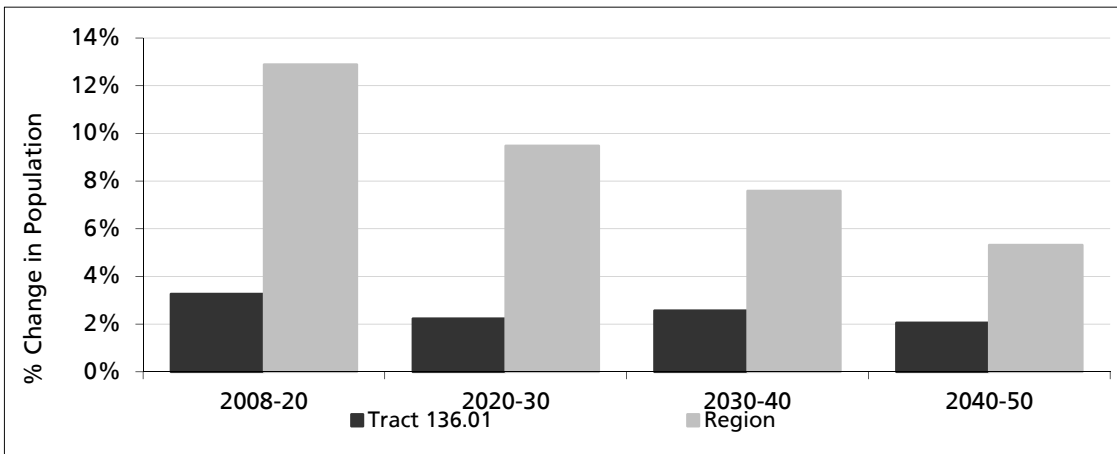
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,516**	**5,696**	**5,823**	**5,972**	**6,095**	**579**	**10%**
Under 5	399	397	418	448	471	72	18%
5 to 9	309	307	328	355	376	67	22%
10 to 14	314	322	320	344	358	44	14%
15 to 17	247	230	227	253	269	22	9%
18 to 19	144	129	111	122	128	-16	-11%
20 to 24	427	422	456	464	493	66	15%
25 to 29	383	479	486	482	514	131	34%
30 to 34	381	399	403	458	480	99	26%
35 to 39	294	235	296	301	325	31	11%
40 to 44	303	251	268	266	313	10	3%
45 to 49	407	332	283	356	365	-42	-10%
50 to 54	433	380	342	390	394	-39	-9%
55 to 59	382	436	390	358	441	59	15%
60 to 61	145	164	136	108	134	-11	-8%
62 to 64	160	217	170	145	142	-18	-11%
65 to 69	251	395	424	376	333	82	33%
70 to 74	148	233	266	201	149	1	1%
75 to 79	163	174	246	235	147	-16	-10%
80 to 84	125	98	153	165	112	-13	-10%
85 and over	101	96	100	145	151	50	50%
Median Age	37.6	38.5	37.7	36.0	34.6	-3.0	-8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,516**	**5,696**	**5,823**	**5,972**	**6,095**	**579**	**10%**
Hispanic	966	1,320	1,644	2,023	2,423	1,457	151%
Non-Hispanic	4,550	4,376	4,179	3,949	3,672	-878	-19%
White	3,731	3,365	2,983	2,546	2,049	-1,682	-45%
Black	355	482	601	737	890	535	151%
American Indian	30	32	32	30	26	-4	-13%
Asian	167	211	247	287	329	162	97%
Hawaiian / Pacific Islander	21	21	21	21	21	0	0%
Other	15	15	17	18	18	3	20%
Two or More Races	231	250	278	310	339	108	47%

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	**631**	**649**	**650**	**651**	**651**	**20**	**3%**
Civilian Jobs	631	649	650	651	651	20	3%
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	**798**	**798**	**798**	**798**	**798**	**0**	**0%**
Developed Acres	**782**	**796**	**796**	**796**	**796**	**14**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	587	601	600	600	600	14	2%
Multiple Family	17	17	17	17	17	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	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	19	19	19	19	19	1	3%
Office	0	0	0	0	0	0	0%
Schools	17	17	17	17	17	0	0%
Roads and Freeways	135	135	135	135	135	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	8	0	0%
Vacant Developable Acres	**15**	**1**	**1**	**1**	**1**	**-14**	**-91%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	1	1	1	1	-14	-91%
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]	**17.5**	**18.0**	**17.9**	**17.8**	**17.8**	**0.3**	**1%**
Residential Density[4]	**3.3**	**3.3**	**3.3**	**3.3**	**3.3**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
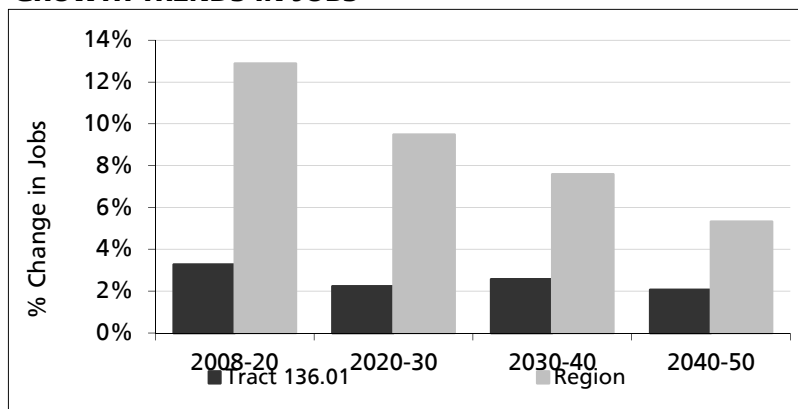
Notes:

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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