2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 133.12

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,763**	**2,698**	**2,672**	**2,684**	**2,684**	**-79**	**-3%**
Household Population	2,763	2,698	2,672	2,684	2,684	-79	-3%
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	**814**	**814**	**814**	**814**	**814**	**0**	**0%**
Single Family	662	662	662	662	662	0	0%
Multiple Family	152	152	152	152	152	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**785**	**770**	**772**	**775**	**775**	**-10**	**-1%**
Single Family	637	621	623	626	626	-11	-2%
Multiple Family	148	149	149	149	149	1	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.6%**	**5.4%**	**5.2%**	**4.8%**	**4.8%**	**1.2**	**33%**
Single Family	3.8%	6.2%	5.9%	5.4%	5.4%	1.6	42%
Multiple Family	2.6%	2.0%	2.0%	2.0%	2.0%	-0.6	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.52**	**3.50**	**3.46**	**3.46**	**3.46**	**-0.06**	**-2%**

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	Numeric	Percent
Total Population	**2,763**	**2,698**	**2,672**	**2,684**	**2,684**	**-79**	**-3%**
Under 5	303	253	234	230	216	-87	-29%
5 to 9	169	173	162	173	166	-3	-2%
10 to 14	216	220	197	197	193	-23	-11%
15 to 17	115	97	94	92	92	-23	-20%
18 to 19	102	73	73	70	70	-32	-31%
20 to 24	273	203	218	198	190	-83	-30%
25 to 29	205	179	162	165	160	-45	-22%
30 to 34	138	120	102	120	112	-26	-19%
35 to 39	158	140	151	152	164	6	4%
40 to 44	196	189	182	164	200	4	2%
45 to 49	220	231	209	235	237	17	8%
50 to 54	165	166	163	159	140	-25	-15%
55 to 59	161	200	198	174	199	38	24%
60 to 61	38	51	53	52	61	23	61%
62 to 64	79	120	125	134	128	49	62%
65 to 69	69	99	102	93	79	10	14%
70 to 74	53	84	111	109	111	58	109%
75 to 79	41	44	62	65	55	14	34%
80 to 84	38	31	48	63	62	24	63%
85 and over	24	25	26	39	49	25	104%
Median Age	30.0	36.1	38.1	38.2	39.4	9.4	31%

POPULATION BY RACE AND ETHNICITY

2008 to 2050 Change*

	2008	2020	2030	2040	2050	Numeric	Percent
Total Population	**2,763**	**2,698**	**2,672**	**2,684**	**2,684**	**-79**	**-3%**
Hispanic	1,713	1,733	1,776	1,858	1,951	238	14%
Non-Hispanic	1,050	965	896	826	733	-317	-30%
White	842	729	633	540	429	-413	-49%
Black	68	78	89	99	110	42	62%
American Indian	11	26	30	32	32	21	191%
Asian	62	59	57	57	57	-5	-8%
Hawaiian / Pacific Islander	10	10	14	16	16	6	60%
Other	1	3	5	7	7	6	600%
Two or More Races	56	60	68	75	82	26	46%

GROWTH TRENDS IN TOTAL POPULATION
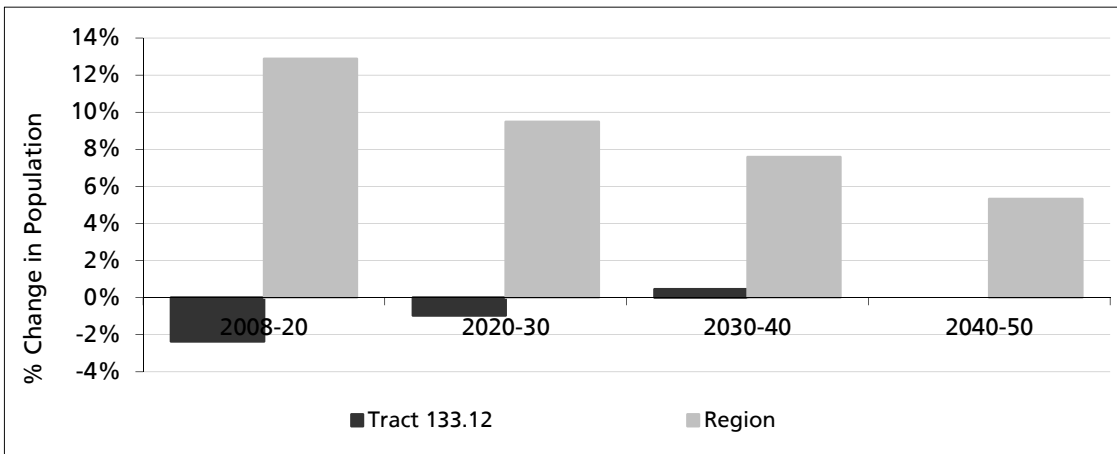
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**421**	**789**	**815**	**815**	**815**	**394**	**94%**
Civilian Jobs	421	789	815	815	815	394	94%
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	**226**	**226**	**226**	**226**	**226**	**0**	**0%**
Developed Acres	**216**	**226**	**226**	**226**	**226**	**10**	**5%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	88	88	88	88	88	0	0%
Multiple Family	11	11	11	11	11	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	15	25	25	25	25	10	67%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	69	69	69	69	69	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	24	24	24	24	24	0	0%
Vacant Developable Acres	**10**	**0**	**0**	**0**	**0**	**-10**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	10	0	0	0	0	-10	-100%
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]	**16.7**	**22.4**	**23.2**	**23.2**	**23.2**	**6.5**	**39%**
Residential Density[4]	**8.3**	**8.3**	**8.3**	**8.3**	**8.3**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
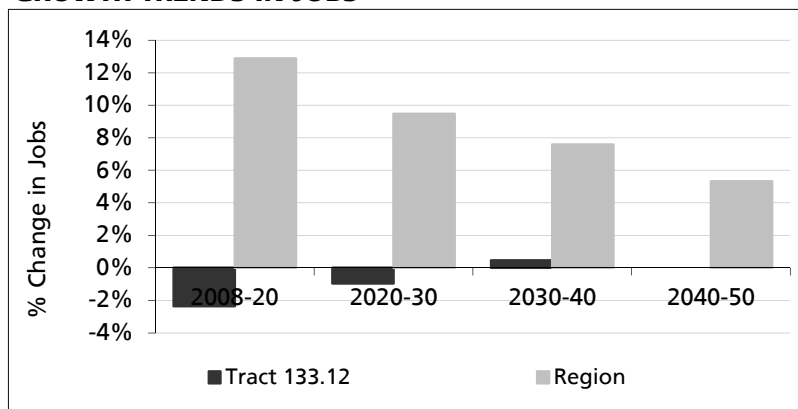
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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