2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 213.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,886**	**4,015**	**4,508**	**6,909**	**7,160**	**3,274**	**84%**
Household Population	3,594	3,700	4,145	6,507	6,725	3,131	87%
Group Quarters Population	292	315	363	402	435	143	49%
Civilian	292	315	363	402	435	143	49%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,375**	**1,375**	**1,538**	**2,275**	**2,304**	**929**	**68%**
Single Family	1,215	1,215	1,378	2,115	2,143	928	76%
Multiple Family	119	119	119	119	119	0	0%
Mobile Homes	41	41	41	41	42	1	2%
Occupied Housing Units	**1,283**	**1,302**	**1,461**	**2,178**	**2,208**	**925**	**72%**
Single Family	1,130	1,148	1,307	2,024	2,053	923	82%
Multiple Family	116	116	116	116	116	0	0%
Mobile Homes	37	38	38	38	39	2	5%
Vacancy Rate	**6.7%**	**5.3%**	**5.0%**	**4.3%**	**4.2%**	**-2.5**	**-37%**
Single Family	7.0%	5.5%	5.2%	4.3%	4.2%	-2.8	-40%
Multiple Family	2.5%	2.5%	2.5%	2.5%	2.5%	0.0	0%
Mobile Homes	9.8%	7.3%	7.3%	7.3%	0.0%	-9.8	-100%
Persons per Household	**2.80**	**2.84**	**2.84**	**2.99**	**3.05**	**0.25**	**9%**

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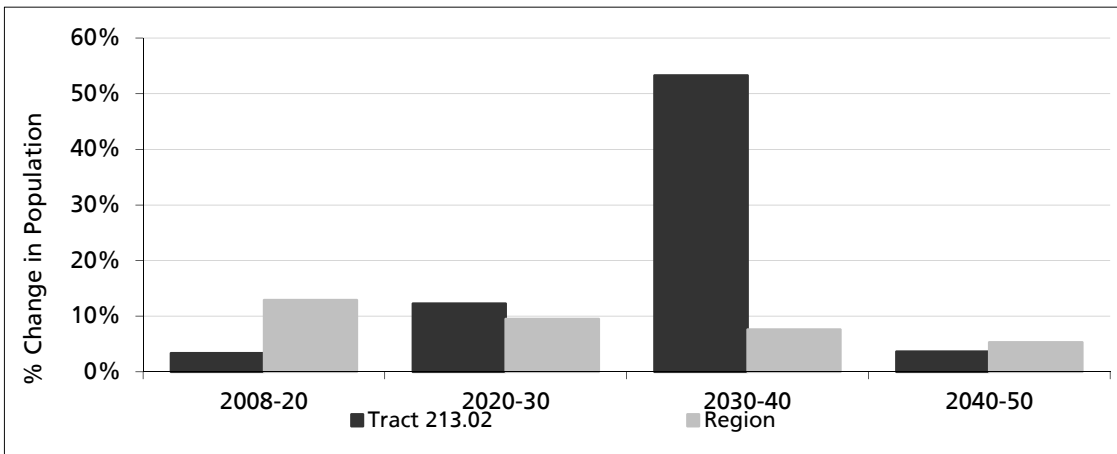
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,886**	**4,015**	**4,508**	**6,909**	**7,160**	**3,274**	**84%**
Under 5	147	138	153	229	214	67	46%
5 to 9	198	223	251	378	378	180	91%
10 to 14	213	217	221	358	367	154	72%
15 to 17	182	174	198	304	318	136	75%
18 to 19	138	118	124	192	203	65	47%
20 to 24	351	316	379	581	614	263	75%
25 to 29	370	418	468	735	767	397	107%
30 to 34	168	167	171	295	292	124	74%
35 to 39	209	180	267	388	405	196	94%
40 to 44	257	240	310	418	499	242	94%
45 to 49	375	349	366	634	665	290	77%
50 to 54	374	328	322	540	524	150	40%
55 to 59	299	334	299	414	524	225	75%
60 to 61	125	149	141	191	233	108	86%
62 to 64	136	197	183	260	267	131	96%
65 to 69	118	185	203	237	200	82	69%
70 to 74	70	116	167	232	207	137	196%
75 to 79	88	102	180	290	228	140	159%
80 to 84	37	33	73	140	119	82	222%
85 and over	31	31	32	93	136	105	339%
Median Age	39.2	41.2	40.4	39.9	40.2	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,886**	**4,015**	**4,508**	**6,909**	**7,160**	**3,274**	**84%**
Hispanic	1,252	1,507	1,785	2,914	3,224	1,972	158%
Non-Hispanic	2,634	2,508	2,723	3,995	3,936	1,302	49%
White	2,421	2,268	2,402	3,468	3,361	940	39%
Black	71	84	107	181	199	128	180%
American Indian	16	11	9	11	9	-7	-44%
Asian	49	65	104	181	206	157	320%
Hawaiian / Pacific Islander	0	0	0	0	0	0	0%
Other	14	16	22	27	28	14	100%
Two or More Races	63	64	79	127	133	70	111%

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	**1,234**	**1,244**	**1,283**	**1,338**	**1,569**	**335**	**27%**
Civilian Jobs	1,234	1,244	1,283	1,338	1,569	335	27%
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	**94,385**	**94,385**	**94,385**	**94,385**	**94,385**	**0**	**0%**
Developed Acres	**55,649**	**55,650**	**58,540**	**71,792**	**72,152**	**16,503**	**30%**
Low Density Single Family	10,322	10,322	13,254	26,754	27,093	16,771	162%
Single Family	69	69	69	69	69	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	63	63	63	63	63	0	0%
Other Residential	543	543	543	543	543	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	113	114	118	124	143	30	27%
Commercial/Services	540	540	540	540	543	3	1%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	572	572	572	572	572	0	0%
Agricultural and Extractive[2]	1,001	1,001	954	700	700	-301	-30%
Parks and Military Use	42,428	42,428	42,428	42,428	42,428	0	0%
Vacant Developable Acres	**19,555**	**19,554**	**16,664**	**3,412**	**3,052**	**-16,503**	**-84%**
Low Density Single Family	19,486	19,486	16,601	3,355	3,013	-16,473	-85%
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	51	50	45	39	21	-30	-59%
Commercial/Services	6	6	6	6	6	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	11	11	11	11	11	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**19,181**	**19,181**	**19,181**	**19,181**	**19,181**	**0**	**0%**
Employment Density[3]	**1.9**	**1.9**	**1.9**	**2.0**	**2.3**	**0.4**	**21%**
Residential Density[4]	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.0**	**-34%**

GROWTH TRENDS IN JOBS
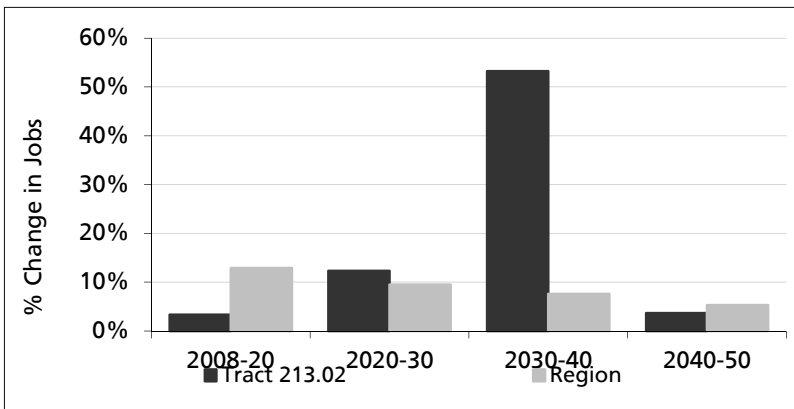
Notes:

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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