2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.07

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,123**	**8,186**	**8,985**	**9,181**	**9,190**	**1,067**	**13%**
Household Population	8,007	8,060	8,828	8,968	8,961	954	12%
Group Quarters Population	116	126	157	213	229	113	97%
Civilian	116	126	157	213	229	113	97%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,942**	**2,942**	**3,203**	**3,259**	**3,259**	**317**	**11%**
Single Family	1,463	1,463	1,463	1,463	1,463	0	0%
Multiple Family	1,479	1,479	1,740	1,796	1,796	317	21%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,871**	**2,864**	**3,126**	**3,185**	**3,186**	**315**	**11%**
Single Family	1,432	1,421	1,422	1,423	1,424	-8	-1%
Multiple Family	1,439	1,443	1,704	1,762	1,762	323	22%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.4%**	**2.7%**	**2.4%**	**2.3%**	**2.2%**	**-0.2**	**-8%**
Single Family	2.1%	2.9%	2.8%	2.7%	2.7%	0.6	29%
Multiple Family	2.7%	2.4%	2.1%	1.9%	1.9%	-0.8	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.79**	**2.81**	**2.82**	**2.82**	**2.81**	**0.02**	**1%**

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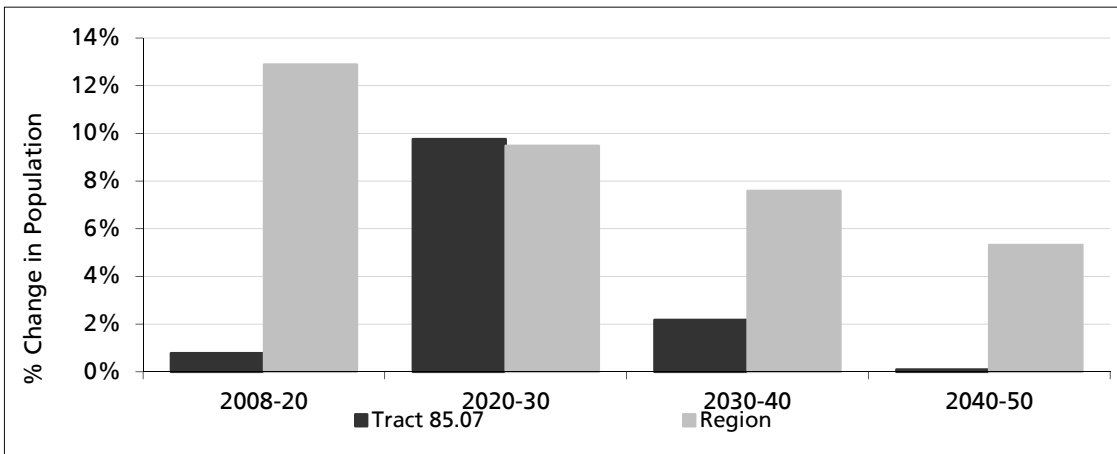
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,123**	**8,186**	**8,985**	**9,181**	**9,190**	**1,067**	**13%**
Under 5	646	588	626	632	614	-32	-5%
5 to 9	497	489	520	537	531	34	7%
10 to 14	442	455	465	486	493	51	12%
15 to 17	304	297	293	301	314	10	3%
18 to 19	188	158	159	159	164	-24	-13%
20 to 24	518	496	590	577	596	78	15%
25 to 29	762	860	909	900	915	153	20%
30 to 34	820	816	831	930	911	91	11%
35 to 39	695	613	742	757	764	69	10%
40 to 44	601	523	588	549	635	34	6%
45 to 49	605	505	469	545	562	-43	-7%
50 to 54	436	398	409	440	423	-13	-3%
55 to 59	331	358	335	297	341	10	3%
60 to 61	130	151	132	111	114	-16	-12%
62 to 64	153	212	199	185	185	32	21%
65 to 69	264	426	507	461	414	150	57%
70 to 74	268	403	538	494	455	187	70%
75 to 79	189	201	329	355	294	105	56%
80 to 84	168	132	225	278	237	69	41%
85 and over	106	105	119	187	228	122	115%
Median Age	34.3	34.6	35.7	35.5	35.4	1.1	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,123**	**8,186**	**8,985**	**9,181**	**9,190**	**1,067**	**13%**
Hispanic	1,848	2,289	2,799	3,172	3,468	1,620	88%
Non-Hispanic	6,275	5,897	6,186	6,009	5,722	-553	-9%
White	4,003	3,477	3,468	3,158	2,813	-1,190	-30%
Black	297	313	369	390	402	105	35%
American Indian	12	13	13	13	13	1	8%
Asian	1,341	1,463	1,610	1,684	1,720	379	28%
Hawaiian / Pacific Islander	106	114	127	130	128	22	21%
Other	32	32	35	37	38	6	19%
Two or More Races	484	485	564	597	608	124	26%

GROWTH TRENDS IN TOTAL POPULATION

Bar chart: % Change in Population by period (2008-20, 2020-30, 2030-40, 2040-50) comparing Tract 85.07 and Region.

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	**2,010**	**2,089**	**2,120**	**2,271**	**2,271**	**261**	**13%**
Civilian Jobs	2,010	2,089	2,120	2,271	2,271	261	13%
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	**556**	**556**	**556**	**556**	**556**	**0**	**0%**
Developed Acres	**556**	**556**	**556**	**556**	**556**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	216	216	216	216	216	0	0%
Multiple Family	39	39	39	39	39	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	8	9	9	9	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	65	65	57	57	57	-8	-12%
Office	6	6	6	5	5	-1	-20%
Schools	73	73	73	73	73	0	0%
Roads and Freeways	144	144	144	144	144	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	13	13	13	13	13	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
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	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]	**14.0**	**14.5**	**15.2**	**16.3**	**16.3**	**2.3**	**17%**
Residential Density[4]	**11.5**	**11.5**	**12.3**	**12.5**	**12.5**	**1.0**	**9%**

GROWTH TRENDS IN JOBS
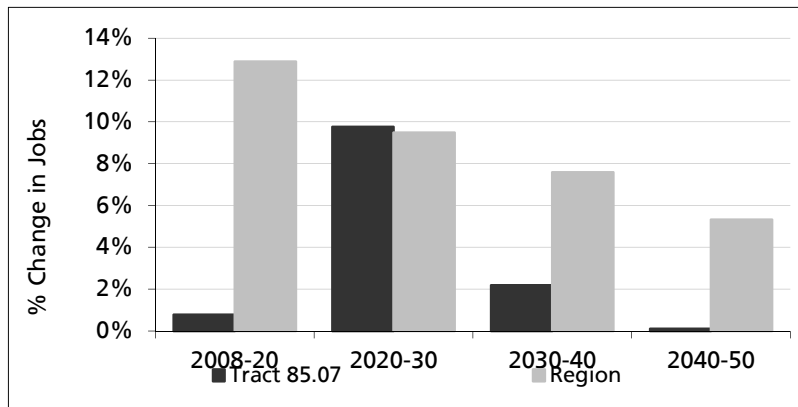
Notes:

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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