2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,565**	**6,676**	**9,438**	**9,546**	**9,613**	**3,048**	**46%**
Household Population	6,529	6,622	9,341	9,405	9,432	2,903	44%
Group Quarters Population	36	54	97	141	181	145	403%
Civilian	36	54	97	141	181	145	403%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,404**	**2,413**	**3,450**	**3,493**	**3,518**	**1,114**	**46%**
Single Family	2,191	2,200	2,181	2,105	2,130	-61	-3%
Multiple Family	213	213	1,269	1,388	1,388	1,175	552%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,332**	**2,333**	**3,350**	**3,405**	**3,430**	**1,098**	**47%**
Single Family	2,124	2,128	2,120	2,046	2,071	-53	-2%
Multiple Family	208	205	1,230	1,359	1,359	1,151	553%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.0%**	**3.3%**	**2.9%**	**2.5%**	**2.5%**	**-0.5**	**-17%**
Single Family	3.1%	3.3%	2.8%	2.8%	2.8%	-0.3	-10%
Multiple Family	2.3%	3.8%	3.1%	2.1%	2.1%	-0.2	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.80**	**2.84**	**2.79**	**2.76**	**2.75**	**-0.05**	**-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.
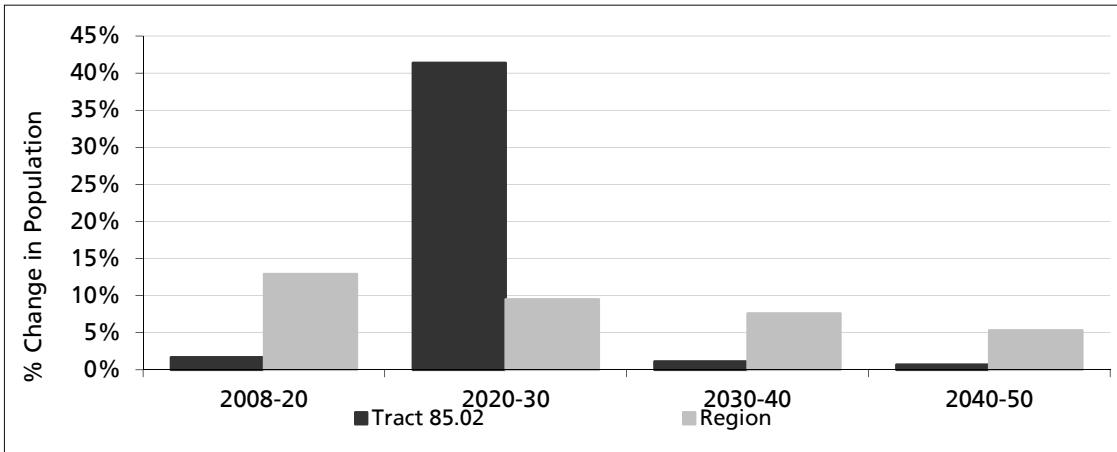
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,565**	**6,676**	**9,438**	**9,546**	**9,613**	**3,048**	**46%**
Under 5	388	376	526	528	509	121	31%
5 to 9	483	489	687	713	719	236	49%
10 to 14	544	602	784	783	804	260	48%
15 to 17	308	309	418	442	464	156	51%
18 to 19	214	184	262	261	275	61	29%
20 to 24	502	502	806	783	804	302	60%
25 to 29	391	463	652	690	706	315	81%
30 to 34	382	352	459	502	498	116	30%
35 to 39	397	335	545	548	545	148	37%
40 to 44	498	437	656	624	720	222	45%
45 to 49	544	451	544	661	687	143	26%
50 to 54	471	387	459	506	483	12	3%
55 to 59	344	384	461	412	495	151	44%
60 to 61	139	160	178	145	181	42	30%
62 to 64	165	230	231	192	196	31	19%
65 to 69	205	327	469	370	312	107	52%
70 to 74	213	327	556	474	392	179	84%
75 to 79	146	163	364	406	345	199	136%
80 to 84	132	104	240	283	220	88	67%
85 and over	99	94	141	223	258	159	161%
Median Age	35.9	35.9	36.1	35.6	35.3	-0.6	-2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,565**	**6,676**	**9,438**	**9,546**	**9,613**	**3,048**	**46%**
Hispanic	1,427	1,836	2,938	3,359	3,758	2,331	163%
Non-Hispanic	5,138	4,840	6,500	6,187	5,855	717	14%
White	4,133	3,735	4,876	4,478	4,078	-55	-1%
Black	122	131	202	215	224	102	84%
American Indian	29	31	41	39	36	7	24%
Asian	600	683	988	1,038	1,082	482	80%
Hawaiian / Pacific Islander	11	9	12	12	12	1	9%
Other	34	33	49	51	52	18	53%
Two or More Races	209	218	332	354	371	162	78%

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	**1,979**	**1,979**	**1,979**	**1,979**	**1,979**	**0**	**0%**
Civilian Jobs	1,979	1,979	1,979	1,979	1,979	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	**765**	**765**	**765**	**765**	**765**	**0**	**0%**
Developed Acres	**747**	**758**	**762**	**762**	**762**	**16**	**2%**
Low Density Single Family	0	12	16	16	16	16	--
Single Family	371	371	369	363	363	-7	-2%
Multiple Family	5	5	7	13	13	7	135%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	47	47	47	47	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	51	51	6	5	5	-46	-90%
Office	1	1	0	0	0	-1	-100%
Schools	12	12	12	12	12	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	171	171	171	171	171	0	0%
Vacant Developable Acres	**19**	**7**	**3**	**3**	**3**	**-16**	**-84%**
Low Density Single Family	16	4	0	0	0	-16	-100%
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	3	3	3	3	3	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**30.6**	**30.6**	**47.9**	**48.2**	**48.2**	**17.6**	**57%**
Residential Density[4]	**6.4**	**6.2**	**8.3**	**8.4**	**8.5**	**2.1**	**33%**

GROWTH TRENDS IN JOBS
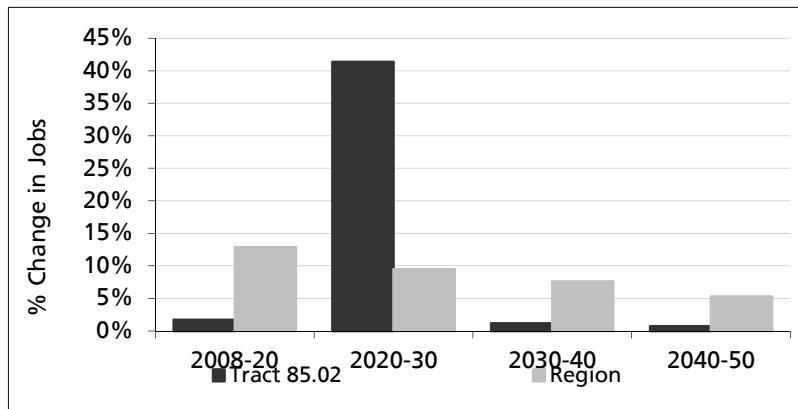
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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