2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 95.09

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,860**	**11,482**	**12,167**	**12,287**	**14,302**	**8,442**	**144%**
Household Population	5,860	11,482	12,167	12,287	14,302	8,442	144%
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	**2,214**	**4,175**	**4,453**	**4,485**	**5,325**	**3,111**	**141%**
Single Family	458	482	483	483	483	25	5%
Multiple Family	1,637	3,693	3,970	4,002	4,842	3,205	196%
Mobile Homes	119	0	0	0	0	-119	-100%
Occupied Housing Units	**2,165**	**4,078**	**4,361**	**4,389**	**5,193**	**3,028**	**140%**
Single Family	448	459	461	464	466	18	4%
Multiple Family	1,606	3,619	3,900	3,925	4,727	3,121	194%
Mobile Homes	111	0	0	0	0	-111	-100%
Vacancy Rate	**2.2%**	**2.3%**	**2.1%**	**2.1%**	**2.5%**	**0.3**	**14%**
Single Family	2.2%	4.8%	4.6%	3.9%	3.5%	1.3	59%
Multiple Family	1.9%	2.0%	1.8%	1.9%	2.4%	0.5	26%
Mobile Homes	6.7%	0.0%	0.0%	0.0%	0.0%	-6.7	-100%
Persons per Household	**2.71**	**2.82**	**2.79**	**2.80**	**2.75**	**0.04**	**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.
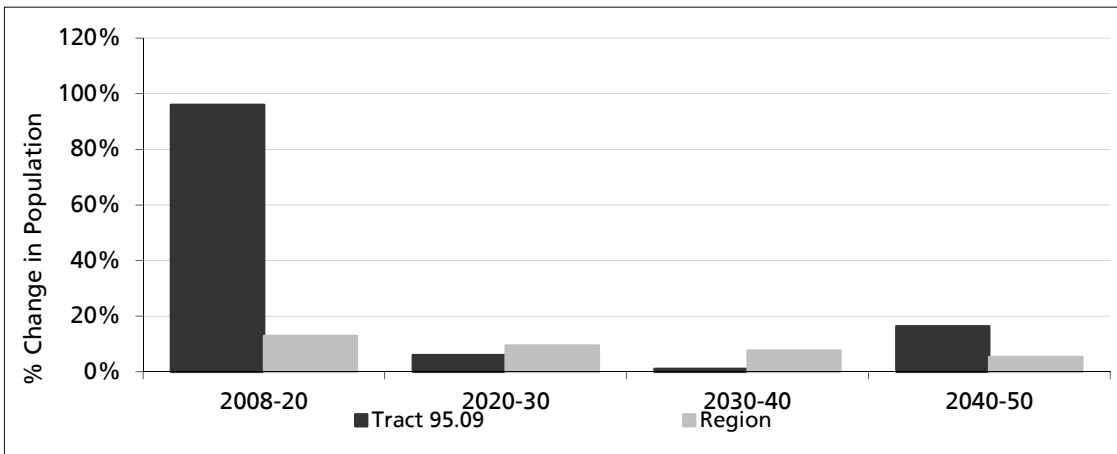
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,860**	**11,482**	**12,167**	**12,287**	**14,302**	**8,442**	**144%**
Under 5	650	1,136	1,192	1,208	1,397	747	115%
5 to 9	356	639	680	683	789	433	122%
10 to 14	135	260	257	269	319	184	136%
15 to 17	125	225	207	219	262	137	110%
18 to 19	62	115	103	105	130	68	110%
20 to 24	171	325	341	335	413	242	142%
25 to 29	339	779	819	775	935	596	176%
30 to 34	686	1,298	1,291	1,324	1,408	722	105%
35 to 39	737	1,105	1,341	1,315	1,426	689	93%
40 to 44	476	731	805	765	949	473	99%
45 to 49	472	741	645	794	927	455	96%
50 to 54	361	631	554	623	726	365	101%
55 to 59	366	833	695	585	850	484	132%
60 to 61	147	348	301	243	360	213	145%
62 to 64	179	544	507	463	561	382	213%
65 to 69	213	754	901	786	799	586	275%
70 to 74	133	476	685	668	734	601	452%
75 to 79	89	216	360	436	468	379	426%
80 to 84	89	163	293	376	369	280	315%
85 and over	74	163	190	315	480	406	549%
Median Age	37.8	39.4	39.5	39.7	40.4	2.6	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,860**	**11,482**	**12,167**	**12,287**	**14,302**	**8,442**	**144%**
Hispanic	490	1,182	1,367	1,499	1,880	1,390	284%
Non-Hispanic	5,370	10,300	10,800	10,788	12,422	7,052	131%
White	4,244	7,897	8,055	7,842	8,860	4,616	109%
Black	202	462	550	595	724	522	258%
American Indian	20	42	44	42	44	24	120%
Asian	676	1,423	1,611	1,733	2,098	1,422	210%
Hawaiian / Pacific Islander	15	40	50	56	68	53	353%
Other	13	27	29	31	36	23	177%
Two or More Races	200	409	461	489	592	392	196%

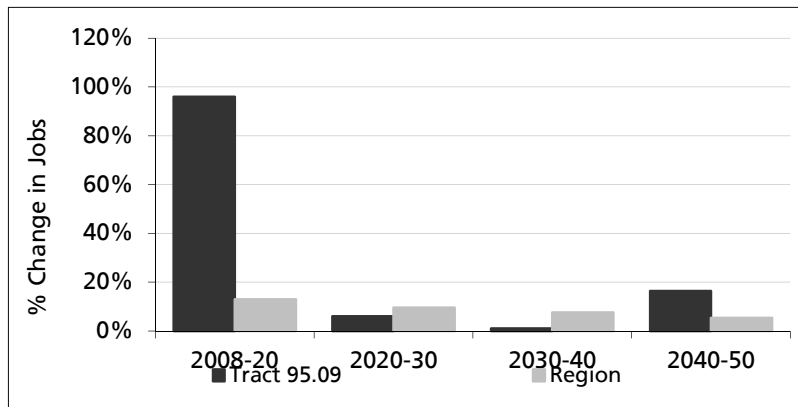## GROWTH TRENDS IN TOTAL POPULATION

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	**1,825**	**2,303**	**3,247**	**3,403**	**3,511**	**1,686**	**92%**
Civilian Jobs	1,825	2,303	3,247	3,403	3,511	1,686	92%
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	**1,290**	**1,290**	**1,290**	**1,290**	**1,290**	**0**	**0%**
Developed Acres	**1,205**	**1,238**	**1,270**	**1,273**	**1,290**	**85**	**7%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	106	117	118	118	118	12	11%
Multiple Family	76	122	132	133	152	76	99%
Mobile Homes	10	0	0	0	0	-10	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	17	17	--
Industrial	68	55	76	76	57	-11	-16%
Commercial/Services	400	400	401	403	405	5	1%
Office	5	5	5	5	2	-2	-47%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	127	127	127	127	127	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	401	401	401	401	401	0	0%
Vacant Developable Acres	**85**	**52**	**20**	**17**	**0**	**-85**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	32	11	1	0	0	-32	-100%
Mixed Use	17	17	17	17	0	-17	-100%
Industrial	33	21	0	0	0	-33	-100%
Commercial/Services	3	3	2	0	0	-3	-100%
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]	**3.8**	**4.9**	**6.6**	**6.9**	**7.3**	**3.5**	**92%**
Residential Density[4]	**11.5**	**17.4**	**17.9**	**17.9**	**19.1**	**7.6**	**66%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period (2008-20, 2020-30, 2030-40, 2040-50) comparing Tract 95.09 and Region.

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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