2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.07

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,994**	**6,154**	**6,427**	**6,601**	**6,697**	**703**	**12%**
Household Population	5,951	6,092	6,327	6,439	6,502	551	9%
Group Quarters Population	43	62	100	162	195	152	353%
Civilian	43	62	100	162	195	152	353%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,570**	**1,608**	**1,648**	**1,648**	**1,648**	**78**	**5%**
Single Family	1,514	1,515	1,520	1,520	1,520	6	0%
Multiple Family	56	93	128	128	128	72	129%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,528**	**1,567**	**1,616**	**1,618**	**1,619**	**91**	**6%**
Single Family	1,476	1,477	1,490	1,492	1,493	17	1%
Multiple Family	52	90	126	126	126	74	142%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.7%**	**2.5%**	**1.9%**	**1.8%**	**1.8%**	**-0.9**	**-33%**
Single Family	2.5%	2.5%	2.0%	1.8%	1.8%	-0.7	-28%
Multiple Family	7.1%	3.2%	1.6%	1.6%	1.6%	-5.5	-77%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.89**	**3.89**	**3.92**	**3.98**	**4.02**	**0.13**	**3%**

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.
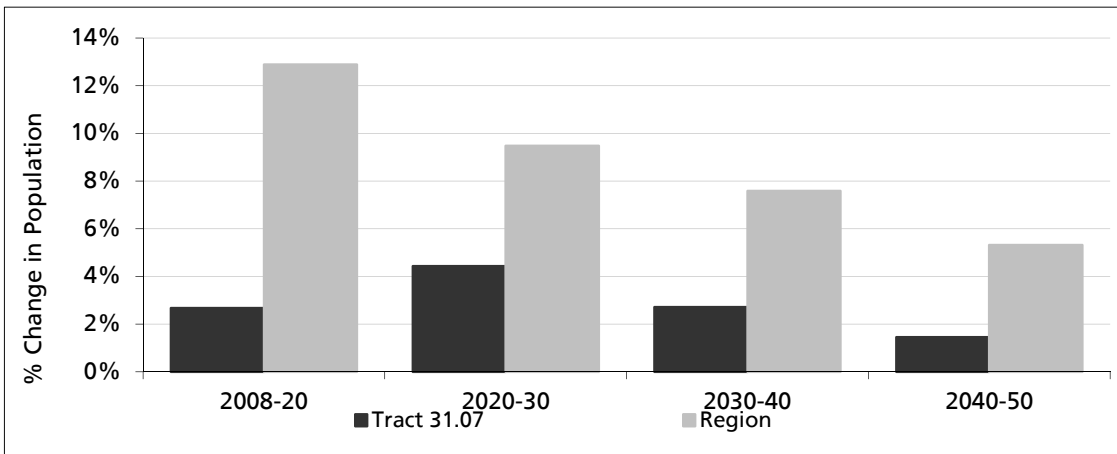
Source: Final Series 12 - 2050 Regional Growth Forecast
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www.sandag.org

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,994**	**6,154**	**6,427**	**6,601**	**6,697**	**703**	**12%**
Under 5	399	376	384	389	377	-22	-6%
5 to 9	334	331	343	359	358	24	7%
10 to 14	461	489	472	493	503	42	9%
15 to 17	356	323	330	321	333	-23	-6%
18 to 19	249	215	207	203	201	-48	-19%
20 to 24	623	577	675	635	642	19	3%
25 to 29	483	501	482	498	482	-1	0%
30 to 34	363	338	314	388	385	22	6%
35 to 39	349	279	305	306	336	-13	-4%
40 to 44	405	336	342	322	369	-36	-9%
45 to 49	454	396	352	427	414	-40	-9%
50 to 54	390	385	372	393	375	-15	-4%
55 to 59	342	439	416	386	444	102	30%
60 to 61	113	159	153	140	160	47	42%
62 to 64	161	265	263	242	244	83	52%
65 to 69	200	342	418	391	359	159	80%
70 to 74	152	219	321	329	310	158	104%
75 to 79	68	77	129	156	149	81	119%
80 to 84	64	70	110	159	170	106	166%
85 and over	28	37	39	64	86	58	207%
Median Age	31.3	33.9	35.1	35.2	36.0	4.7	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,994**	**6,154**	**6,427**	**6,601**	**6,697**	**703**	**12%**
Hispanic	1,625	1,897	2,152	2,421	2,688	1,063	65%
Non-Hispanic	4,369	4,257	4,275	4,180	4,009	-360	-8%
White	1,063	942	871	768	643	-420	-40%
Black	1,299	1,228	1,164	1,047	913	-386	-30%
American Indian	36	51	59	61	61	25	69%
Asian	1,488	1,541	1,638	1,718	1,773	285	19%
Hawaiian / Pacific Islander	165	147	139	134	129	-36	-22%
Other	42	56	68	76	79	37	88%
Two or More Races	276	292	336	376	411	135	49%

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	**432**	**436**	**449**	**461**	**468**	**36**	**8%**
Civilian Jobs	432	436	449	461	468	36	8%
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	**402**	**402**	**402**	**402**	**402**	**0**	**0%**
Developed Acres	**396**	**399**	**402**	**402**	**402**	**6**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	262	262	263	263	263	1	0%
Multiple Family	2	5	7	7	7	5	270%
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	0	0	0	0	0	0	0%
Commercial/Services	11	11	11	11	11	0	0%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	101	101	101	101	101	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	10	0	0%
Vacant Developable Acres	**6**	**3**	**0**	**0**	**0**	**-6**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-100%
Multiple Family	5	3	0	0	0	-5	-100%
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]	**21.6**	**21.8**	**22.4**	**23.0**	**23.4**	**1.8**	**8%**
Residential Density[4]	**5.9**	**6.0**	**6.1**	**6.1**	**6.1**	**0.2**	**3%**

GROWTH TRENDS IN JOBS
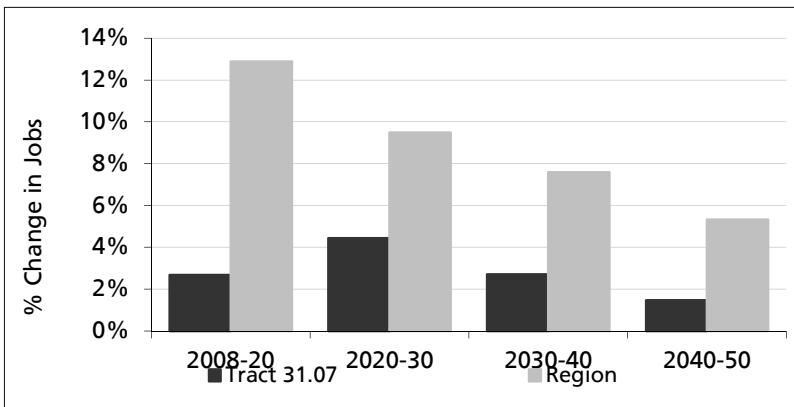
Notes:

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).