2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 27.11

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,750**	**2,805**	**3,010**	**2,994**	**3,012**	**262**	**10%**
Household Population	2,732	2,783	2,975	2,953	2,953	221	8%
Group Quarters Population	18	22	35	41	59	41	228%
Civilian	18	22	35	41	59	41	228%
Military	0	0	0	0	0	0	0%
Total Housing Units	**915**	**915**	**998**	**998**	**998**	**83**	**9%**
Single Family	884	884	882	882	882	-2	0%
Multiple Family	31	31	116	116	116	85	274%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**890**	**896**	**973**	**973**	**971**	**81**	**9%**
Single Family	863	868	867	867	867	4	0%
Multiple Family	27	28	106	106	104	77	285%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.7%**	**2.1%**	**2.5%**	**2.5%**	**2.7%**	**0.0**	**0%**
Single Family	2.4%	1.8%	1.7%	1.7%	1.7%	-0.7	-29%
Multiple Family	12.9%	9.7%	8.6%	8.6%	10.3%	-2.6	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.07**	**3.11**	**3.06**	**3.03**	**3.04**	**-0.03**	**-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.
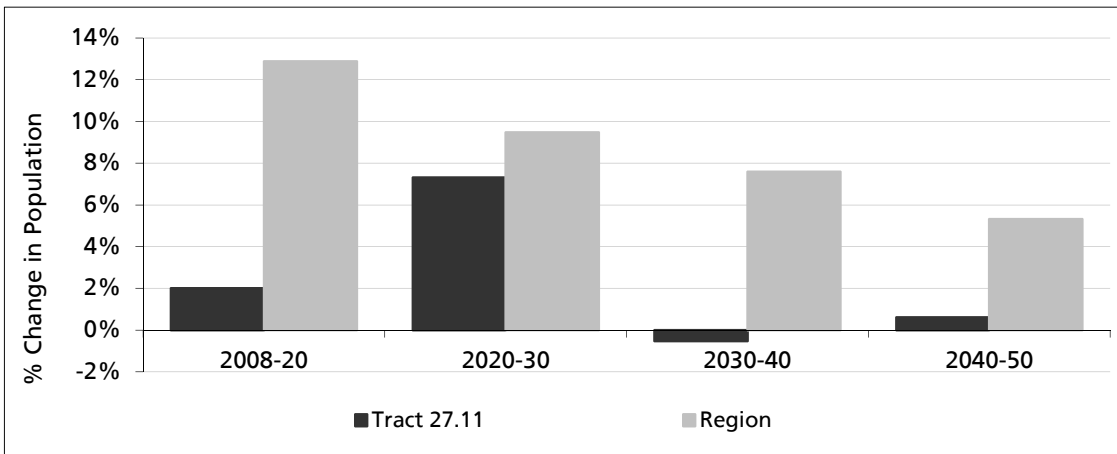
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,750**	**2,805**	**3,010**	**2,994**	**3,012**	**262**	**10%**
Under 5	332	300	336	307	299	-33	-10%
5 to 9	206	241	234	186	168	-38	-18%
10 to 14	290	275	256	218	280	-10	-3%
15 to 17	113	142	135	119	109	-4	-4%
18 to 19	53	65	83	75	100	47	89%
20 to 24	150	136	160	173	156	6	4%
25 to 29	176	168	190	199	160	-16	-9%
30 to 34	202	224	197	185	202	0	0%
35 to 39	292	212	199	195	225	-67	-23%
40 to 44	216	203	257	274	252	36	17%
45 to 49	177	148	158	194	197	20	11%
50 to 54	112	127	130	102	138	26	23%
55 to 59	125	146	135	138	157	32	26%
60 to 61	37	88	83	95	84	47	127%
62 to 64	41	72	62	62	103	62	151%
65 to 69	50	66	158	124	102	52	104%
70 to 74	46	72	84	110	84	38	83%
75 to 79	46	57	93	128	103	57	124%
80 to 84	41	37	33	60	58	17	41%
85 and over	45	26	27	50	35	-10	-22%
Median Age	31.4	31.7	32.8	35.9	35.7	4.3	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,750**	**2,805**	**3,010**	**2,994**	**3,012**	**262**	**10%**
Hispanic	831	1,124	1,442	1,676	1,795	964	116%
Non-Hispanic	1,919	1,681	1,568	1,318	1,217	-702	-37%
White	539	315	138	0	0	-539	-100%
Black	806	775	780	672	590	-216	-27%
American Indian	19	16	17	16	15	-4	-21%
Asian	362	384	428	424	407	45	12%
Hawaiian / Pacific Islander	7	9	7	6	17	10	143%
Other	9	13	15	18	2	-7	-78%
Two or More Races	177	169	183	182	186	9	5%

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	**269**	**269**	**325**	**325**	**325**	**56**	**21%**
Civilian Jobs	269	269	325	325	325	56	21%
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	**206**	**206**	**206**	**206**	**206**	**0**	**0%**
Developed Acres	**206**	**206**	**206**	**206**	**206**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	125	125	124	124	124	0	0%
Multiple Family	1	1	0	0	0	-1	-100%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	-100%
Mixed Use	0	0	3	3	3	3	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	2	0	0	0	-2	-100%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	28	28	28	28	28	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	39	39	39	39	39	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]	**20.4**	**20.4**	**25.0**	**25.0**	**25.0**	**4.6**	**22%**
Residential Density[4]	**7.3**	**7.3**	**7.9**	**7.9**	**7.9**	**0.6**	**9%**

GROWTH TRENDS IN JOBS
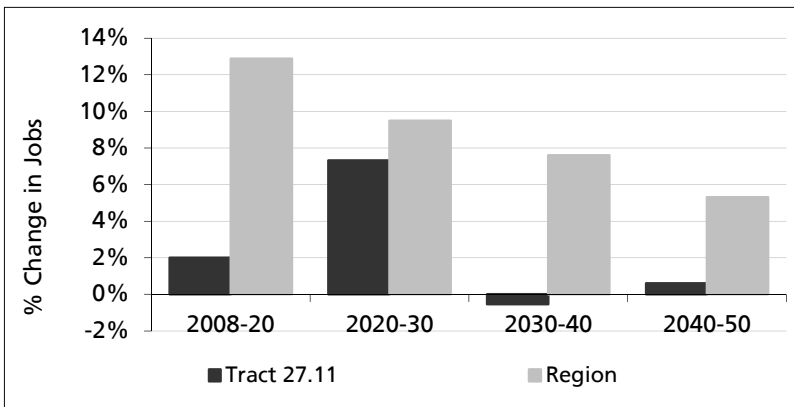
Notes:

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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