2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 36.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,163**	**3,165**	**3,287**	**3,513**	**3,577**	**414**	**13%**
Household Population	3,139	3,119	3,192	3,365	3,393	254	8%
Group Quarters Population	24	46	95	148	184	160	667%
Civilian	24	46	95	148	184	160	667%
Military	0	0	0	0	0	0	0%
Total Housing Units	**782**	**782**	**787**	**827**	**835**	**53**	**7%**
Single Family	640	640	602	577	582	-58	-9%
Multiple Family	142	142	185	250	253	111	78%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**734**	**724**	**739**	**777**	**787**	**53**	**7%**
Single Family	614	604	580	555	562	-52	-8%
Multiple Family	120	120	159	222	225	105	88%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.1%**	**7.4%**	**6.1%**	**6.0%**	**5.7%**	**-0.4**	**-7%**
Single Family	4.1%	5.6%	3.7%	3.8%	3.4%	-0.7	-17%
Multiple Family	15.5%	15.5%	14.1%	11.2%	11.1%	-4.4	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.28**	**4.31**	**4.32**	**4.33**	**4.31**	**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.
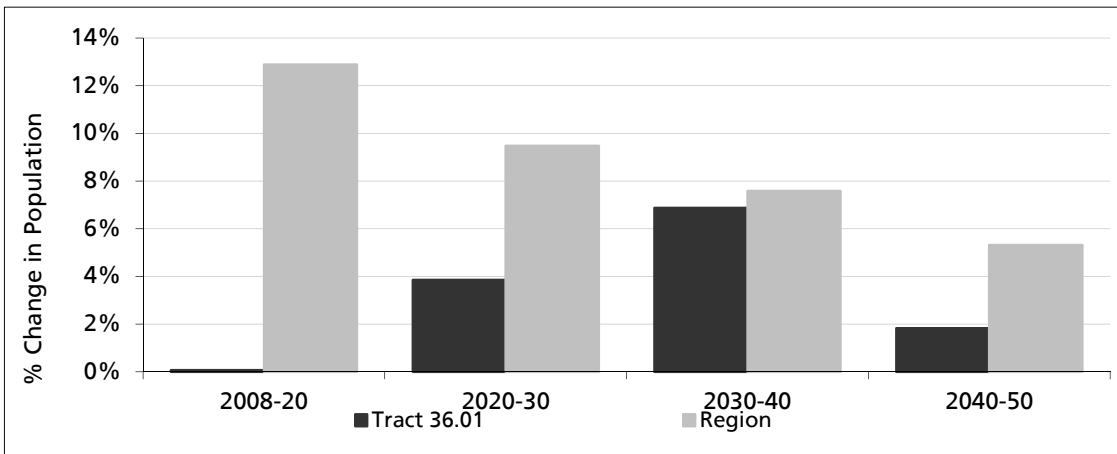
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,163**	**3,165**	**3,287**	**3,513**	**3,577**	**414**	**13%**
Under 5	340	293	271	279	257	-83	-24%
5 to 9	316	359	316	324	307	-9	-3%
10 to 14	269	294	269	267	264	-5	-2%
15 to 17	205	179	178	170	168	-37	-18%
18 to 19	125	92	109	101	100	-25	-20%
20 to 24	303	228	298	292	283	-20	-7%
25 to 29	225	205	189	206	189	-36	-16%
30 to 34	218	184	151	195	184	-34	-16%
35 to 39	240	210	218	218	233	-7	-3%
40 to 44	195	206	193	174	216	21	11%
45 to 49	155	174	161	178	173	18	12%
50 to 54	123	153	171	174	150	27	22%
55 to 59	104	151	170	164	178	74	71%
60 to 61	29	45	51	55	58	29	100%
62 to 64	49	80	92	102	96	47	96%
65 to 69	47	68	93	104	100	53	113%
70 to 74	51	66	106	133	150	99	194%
75 to 79	73	81	137	210	252	179	245%
80 to 84	38	37	50	73	83	45	118%
85 and over	58	60	64	94	136	78	134%
Median Age	25.5	28.4	30.4	33.0	35.8	10.3	40%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,163**	**3,165**	**3,287**	**3,513**	**3,577**	**414**	**13%**
Hispanic	2,804	2,864	3,017	3,273	3,370	566	20%
Non-Hispanic	359	301	270	240	207	-152	-42%
White	63	47	39	31	25	-38	-60%
Black	232	194	171	147	122	-110	-47%
American Indian	3	4	4	4	3	0	0%
Asian	38	34	33	33	31	-7	-18%
Hawaiian / Pacific Islander	8	8	8	8	7	-1	-13%
Other	1	1	1	1	1	0	0%
Two or More Races	14	13	14	16	18	4	29%

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	**1,174**	**1,179**	**1,277**	***1,336***	***1,356***	**182**	**16%**
Civilian Jobs	1,174	1,179	1,277	*1,336*	*1,356*	182	16%
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	**218**	**218**	**218**	***218***	***218***	**0**	**0%**
Developed Acres	**213**	**213**	**213**	***217***	***218***	**5**	**2%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	56	56	54	*52*	*53*	-3	-6%
Multiple Family	4	4	5	*9*	*9*	5	129%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Other Residential	0	0	0	*0*	*0*	0	0%
Mixed Use	0	0	1	*1*	*1*	1	--
Industrial	32	32	35	*37*	*37*	5	15%
Commercial/Services	6	6	4	*3*	*3*	-3	-53%
Office	0	0	0	*0*	*0*	0	0%
Schools	9	9	9	*9*	*9*	0	0%
Roads and Freeways	94	94	94	*94*	*94*	0	0%
Agricultural and Extractive[2]	0	0	0	*0*	*0*	0	0%
Parks and Military Use	12	12	12	*12*	*12*	0	0%
Vacant Developable Acres	**5**	**5**	**5**	***1***	***0***	**-5**	**-94%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	1	1	1	*1*	*0*	-1	-79%
Multiple Family	4	4	4	*0*	*0*	-4	-95%
Mixed Use	0	0	0	*0*	*0*	0	0%
Industrial	0	0	0	*0*	*0*	0	-100%
Commercial/Services	0	0	0	*0*	*0*	0	-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]	**24.8**	**24.9**	**26.3**	***27.1***	***27.5***	**2.6**	**11%**
Residential Density[4]	**13.0**	**13.0**	**13.3**	***13.4***	***13.3***	**0.3**	**3%**

GROWTH TRENDS IN JOBS
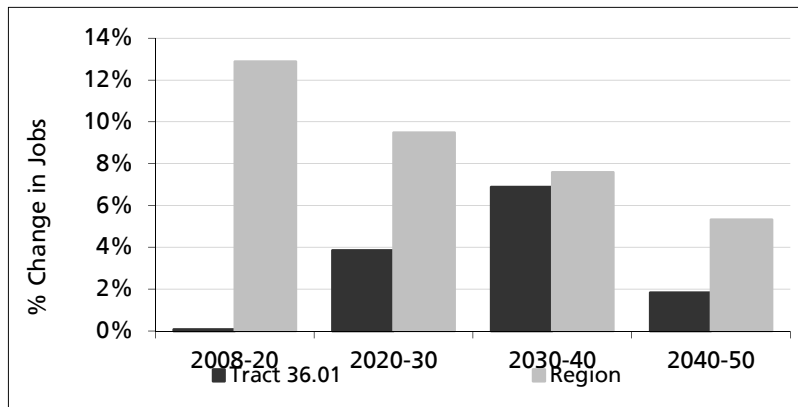
Notes:

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).

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