2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.27

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**6,200**	**6,451**	**6,554**	*6,689*	*7,342*	**1,142**	**18%**
Household Population	6,067	6,311	6,407	*6,533*	*7,179*	1,112	18%
Group Quarters Population	133	140	147	*156*	*163*	30	23%
Civilian	133	140	147	*156*	*163*	30	23%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,498**	**2,563**	**2,563**	*2,563*	*2,810*	**312**	**12%**
Single Family	1,436	1,500	1,500	*1,500*	*1,500*	64	4%
Multiple Family	1,062	1,063	1,063	*1,063*	*1,310*	248	23%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**2,416**	**2,468**	**2,482**	*2,485*	*2,730*	**314**	**13%**
Single Family	1,389	1,443	1,454	*1,455*	*1,455*	66	5%
Multiple Family	1,027	1,025	1,028	*1,030*	*1,275*	248	24%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**3.3%**	**3.7%**	**3.2%**	*3.0%*	*2.8%*	**-0.5**	**-15%**
Single Family	3.3%	3.8%	3.1%	*3.0%*	*3.0%*	-0.3	-9%
Multiple Family	3.3%	3.6%	3.3%	*3.1%*	*2.7%*	-0.6	-18%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.51**	**2.56**	**2.58**	*2.63*	*2.63*	**0.12**	**5%**

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.
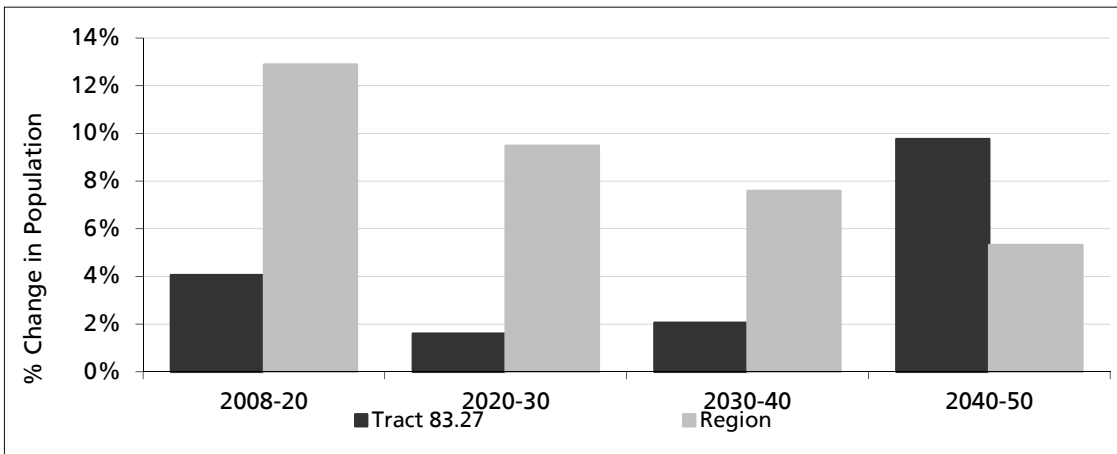
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,200**	**6,451**	**6,554**	**6,689**	**7,342**	**1,142**	**18%**
Under 5	439	421	418	426	458	19	4%
5 to 9	458	450	475	503	558	100	22%
10 to 14	427	441	430	455	504	77	18%
15 to 17	275	258	254	269	299	24	9%
18 to 19	182	152	140	145	151	-31	-17%
20 to 24	440	397	440	430	452	12	3%
25 to 29	263	318	320	320	357	94	36%
30 to 34	252	278	246	279	300	48	19%
35 to 39	374	308	337	357	373	-1	0%
40 to 44	408	328	365	346	411	3	1%
45 to 49	494	388	329	390	448	-46	-9%
50 to 54	617	539	472	533	577	-40	-6%
55 to 59	509	570	462	400	532	23	5%
60 to 61	173	220	197	173	232	59	34%
62 to 64	223	355	313	290	333	110	49%
65 to 69	246	455	526	428	399	153	62%
70 to 74	151	272	359	323	318	167	111%
75 to 79	94	119	197	232	221	127	135%
80 to 84	99	96	176	230	213	114	115%
85 and over	76	86	98	160	206	130	171%
Median Age	39.9	43.1	43.0	42.3	42.7	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,200**	**6,451**	**6,554**	**6,689**	**7,342**	**1,142**	**18%**
Hispanic	390	497	555	640	793	403	103%
Non-Hispanic	5,810	5,954	5,999	6,049	6,549	739	13%
White	4,574	4,408	4,342	4,156	4,225	-349	-8%
Black	38	45	48	51	57	19	50%
American Indian	12	38	55	62	71	59	492%
Asian	1,007	1,219	1,260	1,420	1,728	721	72%
Hawaiian / Pacific Islander	9	19	27	33	43	34	378%
Other	8	15	17	22	30	22	275%
Two or More Races	162	210	250	305	395	233	144%

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	**1,545**	**1,545**	**1,555**	**1,604**	**1,604**	**59**	**4%**
Civilian Jobs	1,545	1,545	1,555	1,604	1,604	59	4%
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	**1,599**	**1,599**	**1,599**	**1,599**	**1,599**	**0**	**0%**
Developed Acres	**1,592**	**1,599**	**1,599**	**1,599**	**1,599**	**7**	**0%**
Low Density Single Family	17	128	128	128	128	111	662%
Single Family	222	225	225	225	225	2	1%
Multiple Family	62	64	64	64	64	2	3%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	19	19	19	19	19	0	0%
Office	3	3	3	3	3	0	0%
Schools	64	64	64	64	64	0	0%
Roads and Freeways	209	209	209	209	209	0	0%
Agricultural and Extractive[2]	110	2	2	2	2	-108	-98%
Parks and Military Use	880	880	880	880	880	0	0%
Vacant Developable Acres	**7**	**0**	**0**	**0**	**0**	**-7**	**-98%**
Low Density Single Family	3	0	0	0	0	-3	-100%
Single Family	2	0	0	0	0	-2	-95%
Multiple Family	2	0	0	0	0	-2	-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]	**17.9**	**17.9**	**18.0**	**18.6**	**18.6**	**0.7**	**4%**
Residential Density[4]	**8.2**	**6.1**	**6.1**	**6.1**	**6.7**	**-1.5**	**-18%**

GROWTH TRENDS IN JOBS
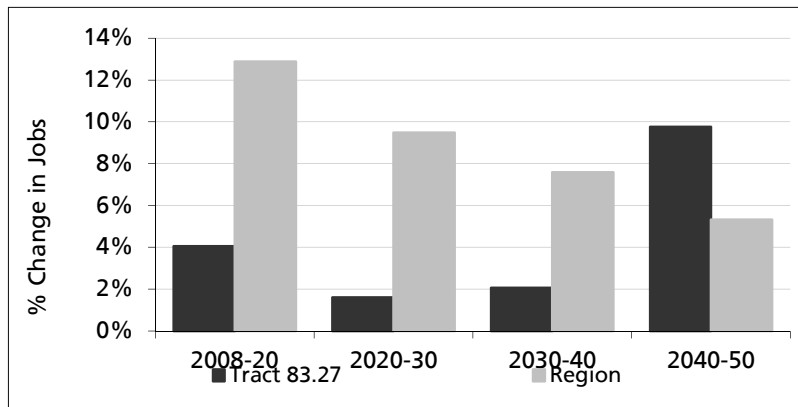
Notes:

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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