2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.33

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**11,199**	**14,888**	**15,125**	***15,740***	***15,872***	**4,673**	**42%**
Household Population	11,199	14,888	15,125	*15,740*	*15,872*	4,673	42%
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	**4,660**	**5,906**	**5,906**	***6,033***	***6,042***	**1,382**	**30%**
Single Family	3,069	3,570	3,570	*3,697*	*3,706*	637	21%
Multiple Family	1,591	2,336	2,336	*2,336*	*2,336*	745	47%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**4,119**	**5,425**	**5,462**	***5,606***	***5,627***	**1,508**	**37%**
Single Family	2,749	3,361	3,380	*3,512*	*3,526*	777	28%
Multiple Family	1,370	2,064	2,082	*2,094*	*2,101*	731	53%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**11.6%**	**8.1%**	**7.5%**	***7.1%***	***6.9%***	**-4.7**	**-41%**
Single Family	10.4%	5.9%	5.3%	*5.0%*	*4.9%*	-5.5	-53%
Multiple Family	13.9%	11.6%	10.9%	*10.4%*	*10.1%*	-3.8	-27%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.72**	**2.74**	**2.77**	***2.81***	***2.82***	**0.10**	**4%**

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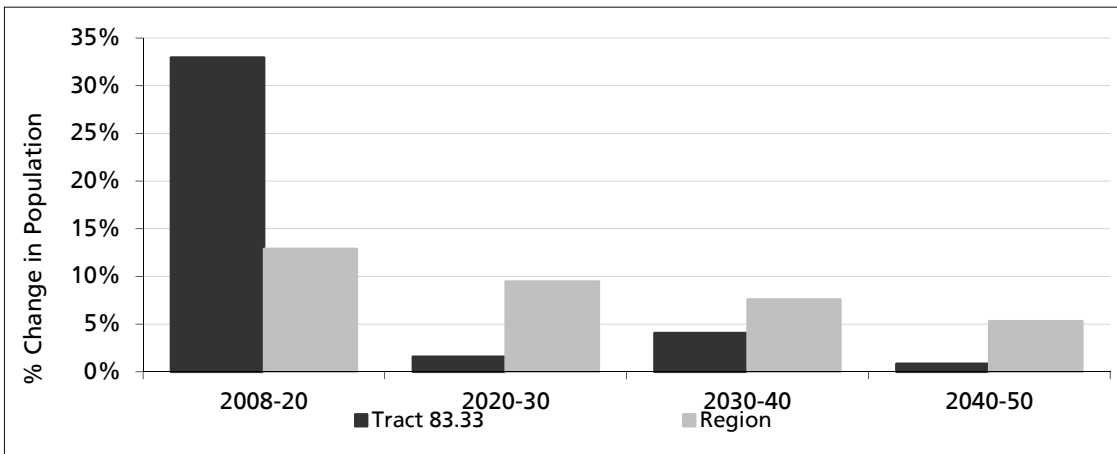
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 83.33
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**11,199**	**14,888**	**15,125**	**15,740**	**15,872**	**4,673**	**42%**
Under 5	773	979	1,024	1,043	1,021	248	32%
5 to 9	1,023	1,303	1,382	1,414	1,361	338	33%
10 to 14	1,126	1,583	1,533	1,635	1,621	495	44%
15 to 17	576	748	709	780	781	205	36%
18 to 19	308	364	341	354	351	43	14%
20 to 24	694	918	978	984	1,004	310	45%
25 to 29	388	650	702	661	716	328	85%
30 to 34	432	684	643	697	680	248	57%
35 to 39	971	1,079	1,225	1,285	1,227	256	26%
40 to 44	1,391	1,534	1,672	1,617	1,767	376	27%
45 to 49	1,260	1,363	1,178	1,435	1,459	199	16%
50 to 54	867	1,072	988	1,147	1,113	246	28%
55 to 59	549	878	743	666	795	246	45%
60 to 61	166	284	268	229	276	110	66%
62 to 64	188	405	378	350	337	149	79%
65 to 69	199	493	567	500	451	252	127%
70 to 74	120	270	376	354	330	210	175%
75 to 79	52	89	141	166	123	71	137%
80 to 84	65	96	157	216	208	143	220%
85 and over	51	96	120	207	251	200	392%
Median Age	36.4	36.0	36.0	36.2	36.6	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**11,199**	**14,888**	**15,125**	**15,740**	**15,872**	**4,673**	**42%**
Hispanic	879	1,402	1,547	1,790	1,990	1,111	126%
Non-Hispanic	10,320	13,486	13,578	13,950	13,882	3,562	35%
White	7,097	8,500	8,316	7,939	7,233	136	2%
Black	195	296	290	308	334	139	71%
American Indian	11	45	64	66	71	60	545%
Asian	2,464	3,695	3,781	4,268	4,660	2,196	89%
Hawaiian / Pacific Islander	29	85	109	130	149	120	414%
Other	18	53	59	71	72	54	300%
Two or More Races	506	812	959	1,168	1,363	857	169%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
Tract 83.33
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**4,409**	**4,535**	**4,946**	**5,232**	**5,398**	**989**	**22%**
Civilian Jobs	4,409	4,535	4,946	5,232	5,398	989	22%
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	**3,735**	**3,735**	**3,735**	**3,735**	**3,735**	**0**	**0%**
Developed Acres	**3,382**	**3,712**	**3,722**	**3,729**	**3,734**	**352**	**10%**
Low Density Single Family	65	189	189	189	189	124	191%
Single Family	517	682	682	682	682	165	32%
Multiple Family	89	122	122	122	122	32	36%
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	59	59	64	67	69	10	17%
Commercial/Services	17	25	27	27	27	10	59%
Office	42	42	42	42	42	0	0%
Schools	46	49	53	57	58	12	26%
Roads and Freeways	361	361	361	361	361	0	0%
Agricultural and Extractive[2]	3	0	0	0	0	-3	-100%
Parks and Military Use	2,181	2,182	2,182	2,182	2,182	1	0%
Vacant Developable Acres	**353**	**23**	**12**	**5**	**1**	**-352**	**-100%**
Low Density Single Family	125	0	0	0	0	-124	-100%
Single Family	166	1	1	1	1	-165	-100%
Multiple Family	26	0	0	0	0	-26	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	10	10	5	2	0	-10	-100%
Commercial/Services	9	3	1	0	0	-9	-100%
Office	0	0	0	0	0	0	0%
Schools	12	9	5	2	0	-12	-100%
Parks and Other	6	0	0	0	0	-6	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**26.7**	**25.8**	**26.6**	**27.1**	**27.3**	**0.7**	**2%**
Residential Density[4]	**6.9**	**5.9**	**5.9**	**6.1**	**6.1**	**-0.9**	**-12%**

GROWTH TRENDS IN JOBS
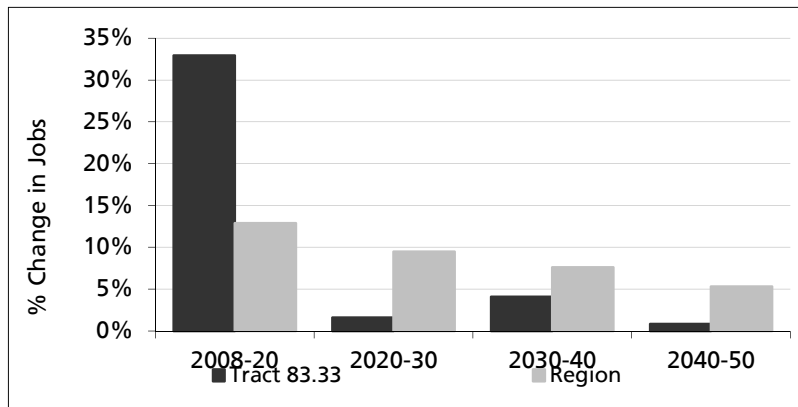
Notes:

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
SANDAG
www.sandag.org

Adopted October 2011
Tract 83.33
Page 3 of 3