2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.15

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,106**	**7,128**	**7,217**	**7,384**	**7,791**	**685**	**10%**
Household Population	7,090	7,105	7,179	7,321	7,709	619	9%
Group Quarters Population	16	23	38	63	82	66	413%
Civilian	16	23	38	63	82	66	413%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,767**	**1,772**	**1,772**	**1,772**	**1,848**	**81**	**5%**
Single Family	1,319	1,324	1,324	1,324	1,324	5	0%
Multiple Family	448	448	448	448	524	76	17%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,725**	**1,731**	**1,736**	**1,736**	**1,813**	**88**	**5%**
Single Family	1,284	1,289	1,294	1,294	1,297	13	1%
Multiple Family	441	442	442	442	516	75	17%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.4%**	**2.3%**	**2.0%**	**2.0%**	**1.9%**	**-0.5**	**-21%**
Single Family	2.7%	2.6%	2.3%	2.3%	2.0%	-0.7	-26%
Multiple Family	1.6%	1.3%	1.3%	1.3%	1.5%	-0.1	-6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.11**	**4.10**	**4.14**	**4.22**	**4.25**	**0.14**	**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.
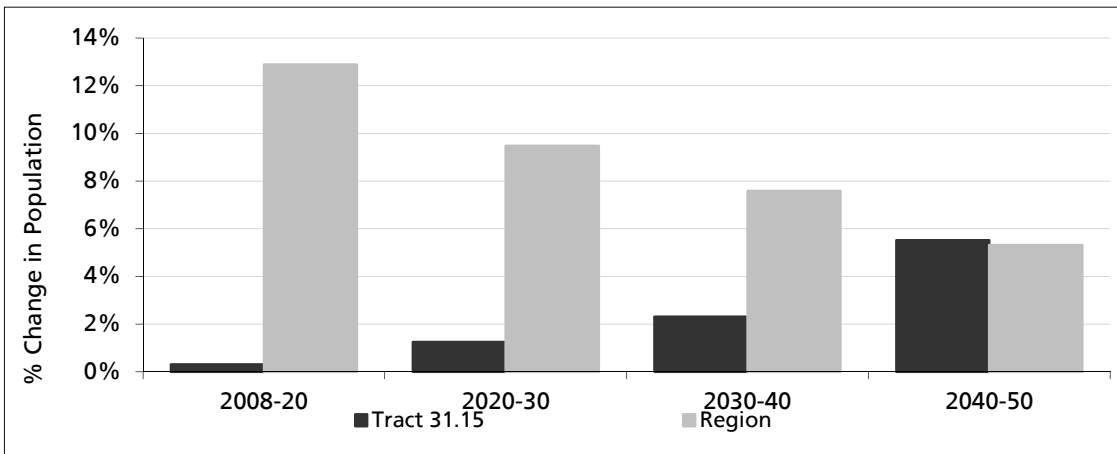
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,106**	**7,128**	**7,217**	**7,384**	**7,791**	**685**	**10%**
Under 5	387	336	316	325	328	-59	-15%
5 to 9	377	383	344	351	368	-9	-2%
10 to 14	569	603	538	519	554	-15	-3%
15 to 17	411	368	372	355	376	-35	-9%
18 to 19	249	185	207	193	202	-47	-19%
20 to 24	720	589	681	639	651	-69	-10%
25 to 29	631	605	569	575	582	-49	-8%
30 to 34	404	390	344	383	377	-27	-7%
35 to 39	365	313	320	329	343	-22	-6%
40 to 44	479	424	405	369	467	-12	-3%
45 to 49	570	523	459	483	503	-67	-12%
50 to 54	572	558	527	535	513	-59	-10%
55 to 59	420	505	478	448	492	72	17%
60 to 61	132	185	182	199	227	95	72%
62 to 64	156	264	279	276	279	123	79%
65 to 69	175	291	346	354	361	186	106%
70 to 74	164	229	304	313	331	167	102%
75 to 79	144	159	264	320	330	186	129%
80 to 84	121	129	187	266	295	174	144%
85 and over	60	89	95	152	212	152	253%
Median Age	32.6	36.7	38.7	40.3	41.2	8.6	26%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,106**	**7,128**	**7,217**	**7,384**	**7,791**	**685**	**10%**
Hispanic	1,868	2,089	2,254	2,475	2,800	932	50%
Non-Hispanic	5,238	5,039	4,963	4,909	4,991	-247	-5%
White	473	402	352	303	258	-215	-45%
Black	1,005	912	824	722	642	-363	-36%
American Indian	14	20	23	23	23	9	64%
Asian	3,297	3,269	3,307	3,379	3,546	249	8%
Hawaiian / Pacific Islander	127	108	96	89	87	-40	-31%
Other	5	7	9	10	11	6	120%
Two or More Races	317	321	352	383	424	107	34%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	*2040*	*2050*	Numeric	Percent
						2008 to 2050 Change*	
Jobs	**348**	**348**	**381**	*425*	*460*	**112**	**32%**
Civilian Jobs	348	348	381	*425*	*460*	112	32%
Military Jobs	0	0	0	*0*	*0*	0	0%

LAND USE[1]

	2008	2020	2030	*2040*	*2050*	Numeric	Percent
						2008 to 2050 Change*	
Total Acres	**379**	**379**	**379**	*379*	*379*	**0**	**0%**
Developed Acres	**375**	**375**	**376**	*378*	*379*	**4**	**1%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	240	240	240	*240*	*240*	1	0%
Multiple Family	21	21	21	*21*	*21*	0	0%
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	5	5	5	*5*	*5*	0	0%
Commercial/Services	6	6	7	*8*	*9*	3	59%
Office	0	0	0	*0*	*0*	0	0%
Schools	13	13	13	*13*	*13*	0	0%
Roads and Freeways	86	86	86	*86*	*86*	0	0%
Agricultural and Extractive[2]	0	0	0	*0*	*0*	0	0%
Parks and Military Use	4	4	4	*4*	*4*	0	0%
Vacant Developable Acres	**4**	**3**	**2**	*1*	*0*	**-4**	**-100%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	1	0	0	*0*	*0*	-1	-100%
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	3	3	2	*1*	*0*	-3	-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]	**14.8**	**14.8**	**15.5**	*16.4*	*17.1*	**2.4**	**16%**
Residential Density[4]	**6.8**	**6.8**	**6.8**	*6.8*	*7.1*	**0.3**	**4%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 31.15 ▨ Region
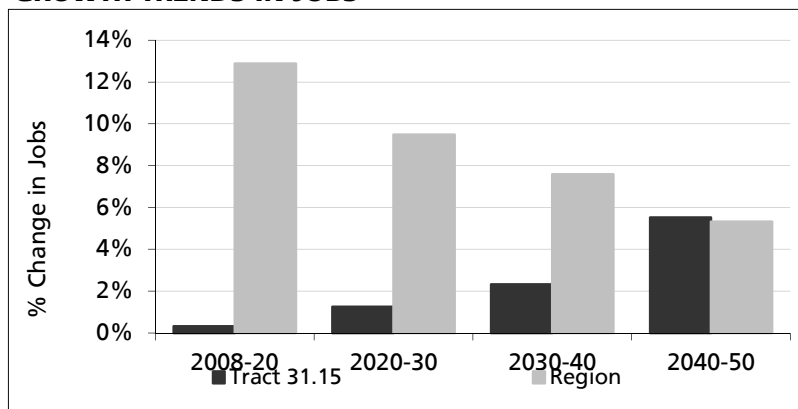
Notes:

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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