2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 93.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**5,237**	**5,686**	**5,760**	*6,271*	*6,381*	**1,144**	**22%**
Household Population	5,207	5,635	5,680	*6,140*	*6,228*	1,021	20%
Group Quarters Population	30	51	80	*131*	*153*	123	410%
Civilian	30	51	80	*131*	*153*	123	410%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,284**	**2,284**	**2,284**	*2,423*	*2,423*	**139**	**6%**
Single Family	1,148	1,148	1,148	*1,148*	*1,148*	0	0%
Multiple Family	1,136	1,136	1,136	*1,275*	*1,275*	139	12%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**2,093**	**2,227**	**2,228**	*2,368*	*2,369*	**276**	**13%**
Single Family	1,103	1,117	1,120	*1,121*	*1,122*	19	2%
Multiple Family	990	1,110	1,108	*1,247*	*1,247*	257	26%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**8.4%**	**2.5%**	**2.5%**	*2.3%*	*2.2%*	**-6.2**	**-74%**
Single Family	3.9%	2.7%	2.4%	*2.4%*	*2.3%*	-1.6	-41%
Multiple Family	12.9%	2.3%	2.5%	*2.2%*	*2.2%*	-10.7	-83%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.49**	**2.53**	**2.55**	*2.59*	*2.63*	**0.14**	**6%**

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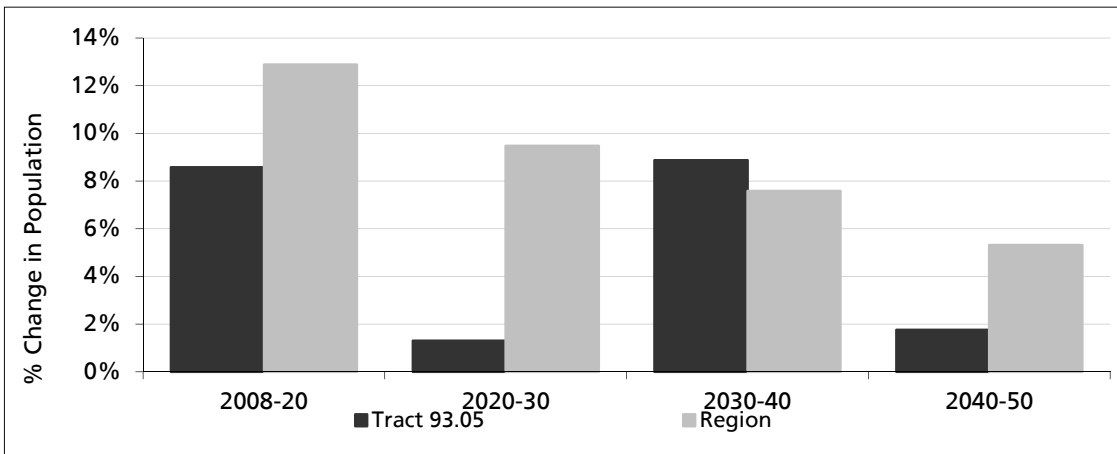
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 93.05
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,237**	**5,686**	**5,760**	**6,271**	**6,381**	**1,144**	**22%**
Under 5	386	383	393	379	393	7	2%
5 to 9	357	411	368	410	425	68	19%
10 to 14	235	264	258	228	233	-2	-1%
15 to 17	161	109	108	133	136	-25	-16%
18 to 19	75	84	104	101	70	-5	-7%
20 to 24	239	195	222	206	229	-10	-4%
25 to 29	322	382	343	373	374	52	16%
30 to 34	542	595	529	635	597	55	10%
35 to 39	643	544	612	585	583	-60	-9%
40 to 44	500	407	453	454	496	-4	-1%
45 to 49	409	345	294	379	352	-57	-14%
50 to 54	318	345	280	356	339	21	7%
55 to 59	261	351	277	280	346	85	33%
60 to 61	110	191	158	134	183	73	66%
62 to 64	95	175	142	136	190	95	100%
65 to 69	137	231	284	299	228	91	66%
70 to 74	134	254	353	352	293	159	119%
75 to 79	139	208	293	358	369	230	165%
80 to 84	94	113	159	271	282	188	200%
85 and over	80	99	130	202	263	183	229%
Median Age	37.3	38.9	39.5	40.9	41.5	4.2	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,237**	**5,686**	**5,760**	**6,271**	**6,381**	**1,144**	**22%**
Hispanic	681	973	1,106	1,367	1,559	878	129%
Non-Hispanic	4,556	4,713	4,654	4,904	4,822	266	6%
White	3,175	3,063	2,909	2,893	2,695	-480	-15%
Black	253	343	366	423	445	192	76%
American Indian	37	20	25	35	20	-17	-46%
Asian	790	954	985	1,120	1,205	415	53%
Hawaiian / Pacific Islander	29	42	61	67	63	34	117%
Other	26	18	12	37	41	15	58%
Two or More Races	246	273	296	329	353	107	43%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
Tract 93.05
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**274**	**274**	**274**	**274**	**282**	**8**	**3%**
Civilian Jobs	274	274	274	274	282	8	3%
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	**404**	**404**	**404**	**404**	**404**	**0**	**0%**
Developed Acres	**404**	**404**	**404**	**404**	**404**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	153	153	153	153	153	0	0%
Multiple Family	45	45	45	45	45	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	0	0	0	0	0	0	0%
Commercial/Services	5	5	5	5	5	0	8%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	54	54	54	54	54	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	136	136	136	136	136	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**-100%**
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	-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]	**18.0**	**18.0**	**18.0**	**18.0**	**18.1**	**0.1**	**0%**
Residential Density[4]	**11.5**	**11.5**	**11.5**	**12.2**	**12.2**	**0.7**	**6%**

GROWTH TRENDS IN JOBS
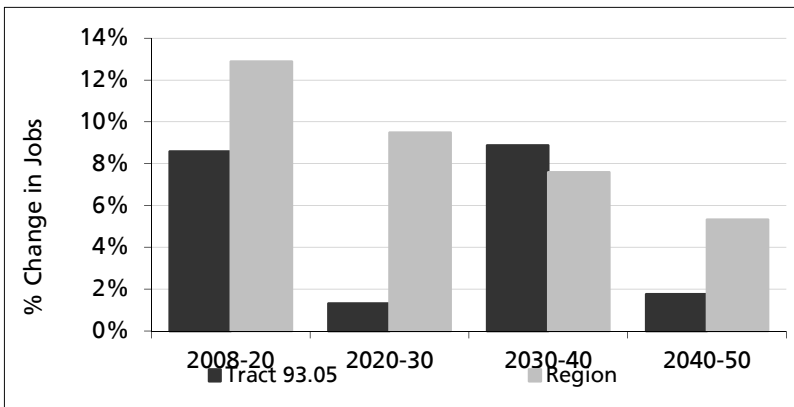
Notes:

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 93.05
Page 3 of 3