2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 30.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,219**	**5,368**	**5,370**	**5,419**	**5,926**	**707**	**14%**
Household Population	5,169	5,281	5,238	5,217	5,675	506	10%
Group Quarters Population	50	87	132	202	251	201	402%
Civilian	50	87	132	202	251	201	402%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,349**	**1,363**	**1,363**	**1,363**	**1,488**	**139**	**10%**
Single Family	1,052	1,066	1,066	1,066	1,064	12	1%
Multiple Family	297	297	297	297	424	127	43%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,261**	**1,301**	**1,306**	**1,311**	**1,432**	**171**	**14%**
Single Family	976	1,021	1,026	1,031	1,029	53	5%
Multiple Family	285	280	280	280	403	118	41%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.5%**	**4.5%**	**4.2%**	**3.8%**	**3.8%**	**-2.7**	**-42%**
Single Family	7.2%	4.2%	3.8%	3.3%	3.3%	-3.9	-54%
Multiple Family	4.0%	5.7%	5.7%	5.7%	5.0%	1.0	25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.10**	**4.06**	**4.01**	**3.98**	**3.96**	**-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.
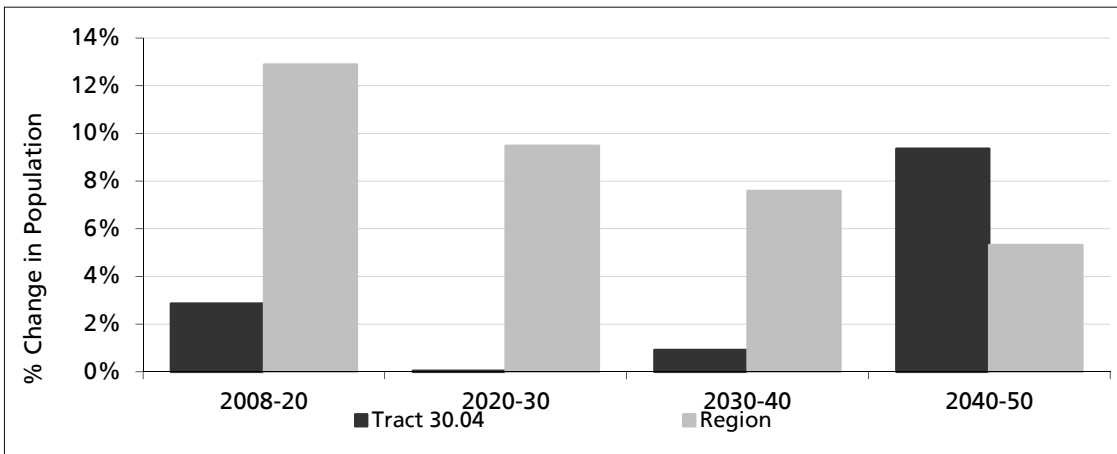
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,219**	**5,368**	**5,370**	**5,419**	**5,926**	**707**	**14%**
Under 5	654	605	564	561	574	-80	-12%
5 to 9	515	565	513	511	539	24	5%
10 to 14	497	534	488	477	518	21	4%
15 to 17	373	332	324	307	338	-35	-9%
18 to 19	244	202	214	202	220	-24	-10%
20 to 24	565	485	586	552	597	32	6%
25 to 29	490	505	459	479	487	-3	-1%
30 to 34	427	388	329	388	402	-25	-6%
35 to 39	311	279	302	294	340	29	9%
40 to 44	251	272	266	236	329	78	31%
45 to 49	207	231	215	235	264	57	28%
50 to 54	226	271	281	281	276	50	22%
55 to 59	163	236	240	221	275	112	69%
60 to 61	66	105	114	110	124	58	88%
62 to 64	63	105	112	118	125	62	98%
65 to 69	61	101	136	140	143	82	134%
70 to 74	68	109	172	213	260	192	282%
75 to 79	11	13	16	27	38	27	245%
80 to 84	13	14	18	31	30	17	131%
85 and over	14	16	21	36	47	33	236%
Median Age	22.9	24.6	25.0	26.0	26.8	3.9	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,219**	**5,368**	**5,370**	**5,419**	**5,926**	**707**	**14%**
Hispanic	3,631	3,949	4,103	4,302	4,864	1,233	34%
Non-Hispanic	1,588	1,419	1,267	1,117	1,062	-526	-33%
White	404	332	281	232	201	-203	-50%
Black	807	714	617	516	460	-347	-43%
American Indian	15	21	24	24	24	9	60%
Asian	155	150	146	142	152	-3	-2%
Hawaiian / Pacific Islander	59	50	41	38	39	-20	-34%
Other	10	14	16	18	20	10	100%
Two or More Races	138	138	142	147	166	28	20%

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	**429**	**429**	**429**	**432**	**443**	**14**	**3%**
Civilian Jobs	429	429	429	432	443	14	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	**314**	**314**	**314**	**314**	**314**	**0**	**0%**
Developed Acres	**305**	**308**	**308**	**308**	**311**	**6**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	195	198	198	198	198	4	2%
Multiple Family	11	11	11	11	15	4	35%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	1	1	--
Industrial	2	2	2	2	0	-2	-84%
Commercial/Services	6	5	5	5	5	-1	-15%
Office	0	0	0	0	0	0	-100%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	70	70	70	70	70	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	**9**	**6**	**6**	**6**	**4**	**-6**	**-61%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	6	6	6	3	-6	-67%
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	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	1	1	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]	**23.9**	**24.3**	**24.3**	**24.5**	**28.4**	**4.5**	**19%**
Residential Density[4]	**6.6**	**6.5**	**6.5**	**6.5**	**7.0**	**0.4**	**6%**

GROWTH TRENDS IN JOBS
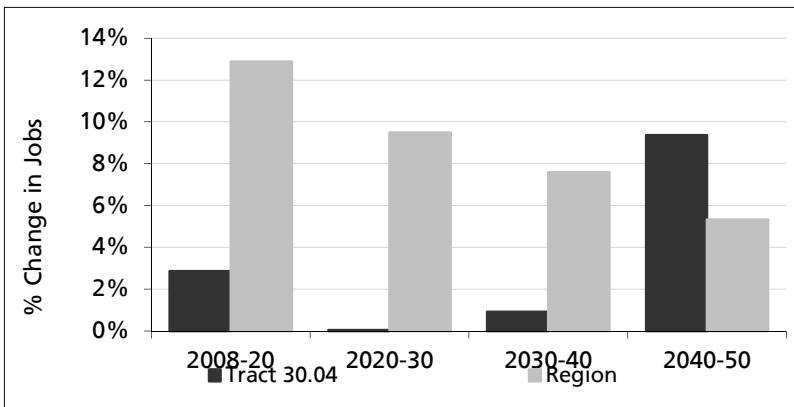
Notes:

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
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