SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,968**	**3,037**	**3,240**	**3,460**	**3,550**	**582**	**20%**
Household Population	2,968	3,037	3,240	3,460	3,550	582	20%
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	**1,073**	**1,073**	**1,128**	**1,181**	**1,199**	**126**	**12%**
Single Family	602	602	602	632	632	30	5%
Multiple Family	0	0	55	78	89	89	0%
Mobile Homes	471	471	471	471	478	7	1%
Occupied Housing Units	**1,031**	**1,046**	**1,099**	**1,154**	**1,173**	**142**	**14%**
Single Family	602	600	600	630	630	28	5%
Multiple Family	0	0	53	76	87	87	0%
Mobile Homes	429	446	446	448	456	27	6%
Vacancy Rate	**3.9%**	**2.5%**	**2.6%**	**2.3%**	**2.2%**	**-1.7**	**-44%**
Single Family	0.0%	0.3%	0.3%	0.3%	0.3%	0.3	0%
Multiple Family	0.0%	0.0%	3.6%	2.6%	2.2%	2.2	0%
Mobile Homes	8.9%	5.3%	5.3%	4.9%	0.0%	-8.9	-100%
Persons per Household	**2.88**	**2.90**	**2.95**	**3.00**	**3.03**	**0.15**	**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.
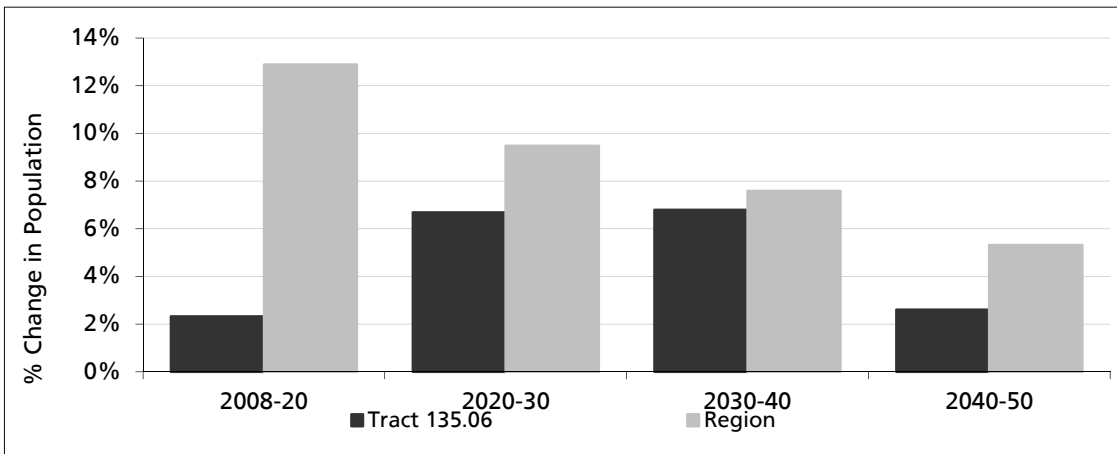
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 135.06
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,968**	**3,037**	**3,240**	**3,460**	**3,550**	**582**	**20%**
Under 5	268	261	292	319	331	63	24%
5 to 9	207	200	224	243	246	39	19%
10 to 14	211	221	235	259	267	56	27%
15 to 17	154	154	159	181	190	36	23%
18 to 19	87	83	82	89	94	7	8%
20 to 24	253	244	300	310	333	80	32%
25 to 29	268	305	321	361	361	93	35%
30 to 34	155	175	181	220	225	70	45%
35 to 39	183	152	183	190	205	22	12%
40 to 44	189	169	183	177	222	33	17%
45 to 49	208	180	164	202	210	2	1%
50 to 54	188	178	177	203	196	8	4%
55 to 59	138	139	117	105	117	-21	-15%
60 to 61	67	76	71	65	75	8	12%
62 to 64	100	131	106	91	81	-19	-19%
65 to 69	109	163	176	158	138	29	27%
70 to 74	66	98	116	100	84	18	27%
75 to 79	51	54	83	99	98	47	92%
80 to 84	34	26	41	46	34	0	0%
85 and over	32	28	29	42	43	11	34%
Median Age	31.2	31.4	30.2	29.6	29.3	-1.9	-6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,968**	**3,037**	**3,240**	**3,460**	**3,550**	**582**	**20%**
Hispanic	868	1,124	1,408	1,733	2,001	1,133	131%
Non-Hispanic	2,100	1,913	1,832	1,727	1,549	-551	-26%
White	1,662	1,417	1,260	1,072	831	-831	-50%
Black	84	109	136	168	195	111	132%
American Indian	28	30	30	29	27	-1	-4%
Asian	120	145	172	201	223	103	86%
Hawaiian / Pacific Islander	22	23	23	24	24	2	9%
Other	18	17	17	17	17	-1	-6%
Two or More Races	166	172	194	216	232	66	40%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
Tract 135.06
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**919**	**919**	**949**	**979**	**1,023**	**104**	**11%**
Civilian Jobs	919	919	949	979	1,023	104	11%
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	**1,710**	**1,710**	**1,710**	**1,710**	**1,710**	**0**	**0%**
Developed Acres	**1,375**	**1,375**	**1,385**	**1,403**	**1,409**	**34**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	89	89	89	104	104	14	16%
Multiple Family	0	0	9	12	14	14	--
Mobile Homes	58	58	58	58	58	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	81	81	81	81	81	0	0%
Commercial/Services	4	4	4	4	6	2	61%
Office	0	0	1	2	3	3	--
Schools	0	0	0	0	0	0	0%
Roads and Freeways	68	68	68	68	68	0	0%
Agricultural and Extractive[2]	77	77	77	77	77	0	0%
Parks and Military Use	998	998	998	998	998	0	0%
Vacant Developable Acres	**286**	**286**	**276**	**257**	**252**	**-34**	**-12%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	14	14	14	0	0	-14	-100%
Multiple Family	16	16	7	4	2	-14	-88%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	4	4	4	0	0%
Commercial/Services	186	186	186	186	183	-2	-1%
Office	7	7	6	5	4	-3	-47%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	59	59	59	59	59	0	0%
Constrained Acres	**50**	**50**	**50**	**50**	**50**	**0**	**0%**
Employment Density[3]	**10.8**	**10.8**	**11.0**	**11.2**	**11.3**	**0.5**	**4%**
Residential Density[4]	**7.3**	**7.3**	**7.2**	**6.8**	**6.8**	**-0.5**	**-6%**

GROWTH TRENDS IN JOBS
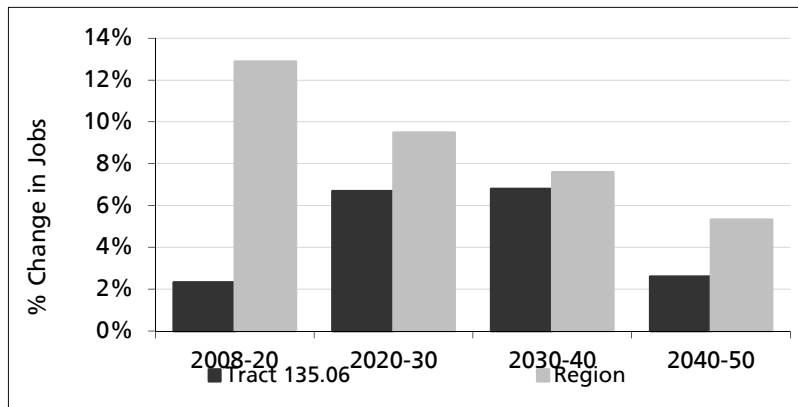
Notes:

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 135.06
Page 3 of 3