2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 140.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,672**	**4,778**	**4,916**	**5,176**	**5,196**	**524**	**11%**
Household Population	4,527	4,597	4,650	4,831	4,771	244	5%
Group Quarters Population	145	181	266	345	425	280	193%
Civilian	145	181	266	345	425	280	193%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,593**	**1,593**	**1,593**	**1,638**	**1,637**	**44**	**3%**
Single Family	1,484	1,484	1,484	1,529	1,524	40	3%
Multiple Family	109	109	109	109	113	4	4%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,516**	**1,539**	**1,542**	**1,584**	**1,584**	**68**	**4%**
Single Family	1,410	1,435	1,437	1,480	1,477	67	5%
Multiple Family	106	104	105	104	107	1	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.8%**	**3.4%**	**3.2%**	**3.3%**	**3.2%**	**-1.6**	**-33%**
Single Family	5.0%	3.3%	3.2%	3.2%	3.1%	-1.9	-38%
Multiple Family	2.8%	4.6%	3.7%	4.6%	5.3%	2.5	89%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.99**	**2.99**	**3.02**	**3.05**	**3.01**	**0.02**	**1%**

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.
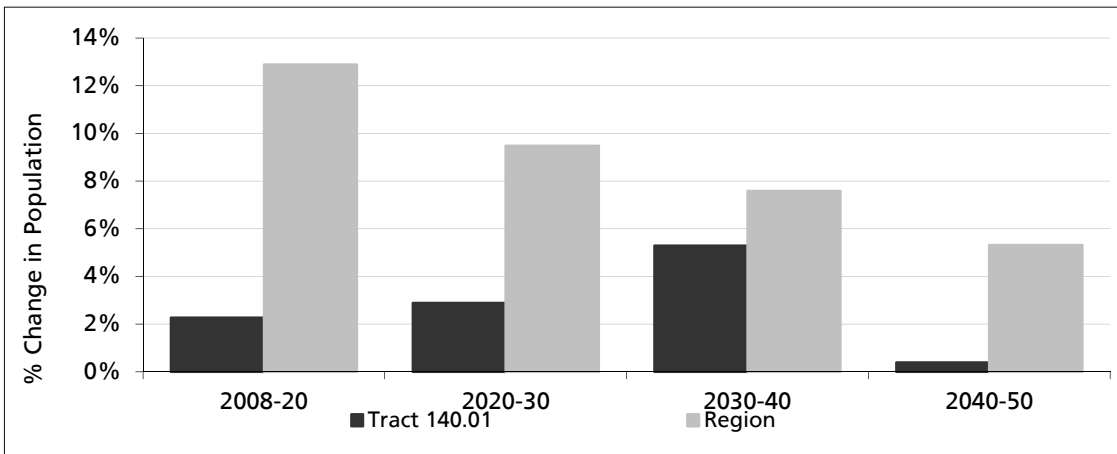
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,672**	**4,778**	**4,916**	**5,176**	**5,196**	**524**	**11%**
Under 5	387	396	428	451	454	67	17%
5 to 9	401	426	413	412	409	8	2%
10 to 14	358	383	379	410	414	56	16%
15 to 17	230	227	235	262	282	52	23%
18 to 19	191	177	168	180	195	4	2%
20 to 24	383	358	399	414	421	38	10%
25 to 29	301	359	356	392	399	98	33%
30 to 34	331	337	323	383	377	46	14%
35 to 39	318	272	327	331	349	31	10%
40 to 44	335	294	305	313	368	33	10%
45 to 49	384	335	292	370	362	-22	-6%
50 to 54	348	323	300	323	307	-41	-12%
55 to 59	188	227	207	197	238	50	27%
60 to 61	56	67	66	60	61	5	9%
62 to 64	51	76	67	60	52	1	2%
65 to 69	71	120	125	94	74	3	4%
70 to 74	98	158	199	180	167	69	70%
75 to 79	101	115	174	158	120	19	19%
80 to 84	76	63	90	99	64	-12	-16%
85 and over	64	65	63	87	83	19	30%
Median Age	31.3	30.9	31.2	30.9	30.3	-1.0	-3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,672**	**4,778**	**4,916**	**5,176**	**5,196**	**524**	**11%**
Hispanic	1,508	1,817	2,101	2,467	2,742	1,234	82%
Non-Hispanic	3,164	2,961	2,815	2,709	2,454	-710	-22%
White	2,156	1,758	1,404	1,055	599	-1,557	-72%
Black	408	516	627	741	845	437	107%
American Indian	25	21	15	15	14	-11	-44%
Asian	313	378	448	547	621	308	98%
Hawaiian / Pacific Islander	15	17	18	12	13	-2	-13%
Other	23	31	36	42	47	24	104%
Two or More Races	224	240	267	297	315	91	41%

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	**666**	**666**	**666**	**666**	**702**	**36**	**5%**
Civilian Jobs	666	666	666	666	702	36	5%
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	**462**	**462**	**462**	**462**	**462**	**0**	**0%**
Developed Acres	**453**	**453**	**453**	**460**	**460**	**7**	**2%**
Low Density Single Family	2	0	0	0	0	-2	-100%
Single Family	273	275	275	282	281	8	3%
Multiple Family	5	5	5	5	6	0	4%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	14	14	14	14	15	1	6%
Office	2	2	2	2	2	0	0%
Schools	21	21	21	21	21	0	0%
Roads and Freeways	128	128	128	128	128	0	0%
Agricultural and Extractive[2]	4	4	4	4	4	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**8**	**8**	**8**	**2**	**1**	**-7**	**-84%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	7	7	1	1	-7	-89%
Multiple Family	0	0	0	0	0	0	-50%
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	-58%
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**	**18.5**	**0.5**	**3%**
Residential Density[4]	**5.6**	**5.6**	**5.6**	**5.6**	**5.6**	**0.0**	**1%**

GROWTH TRENDS IN JOBS
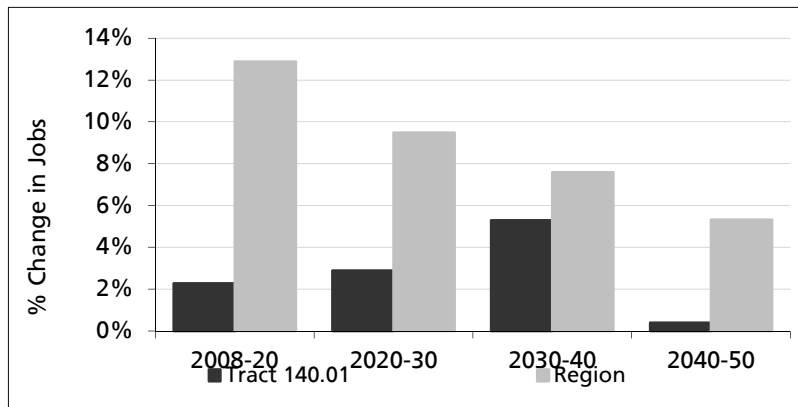
Notes:

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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