2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 75.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,031**	**4,362**	**4,876**	**5,076**	**5,084**	**1,053**	**26%**
Household Population	4,006	4,327	4,815	4,986	4,979	973	24%
Group Quarters Population	25	35	61	90	105	80	320%
Civilian	25	35	61	90	105	80	320%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,318**	**2,452**	**2,669**	**2,736**	**2,736**	**418**	**18%**
Single Family	1,333	1,218	889	635	635	-698	-52%
Multiple Family	985	1,234	1,780	2,101	2,101	1,116	113%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,122**	**2,255**	**2,487**	**2,556**	**2,553**	**431**	**20%**
Single Family	1,226	1,147	831	582	589	-637	-52%
Multiple Family	896	1,108	1,656	1,974	1,964	1,068	119%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**8.5%**	**8.0%**	**6.8%**	**6.6%**	**6.7%**	**-1.8**	**-21%**
Single Family	8.0%	5.8%	6.5%	8.3%	7.2%	-0.8	-10%
Multiple Family	9.0%	10.2%	7.0%	6.0%	6.5%	-2.5	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.89**	**1.92**	**1.94**	**1.95**	**1.95**	**0.06**	**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.
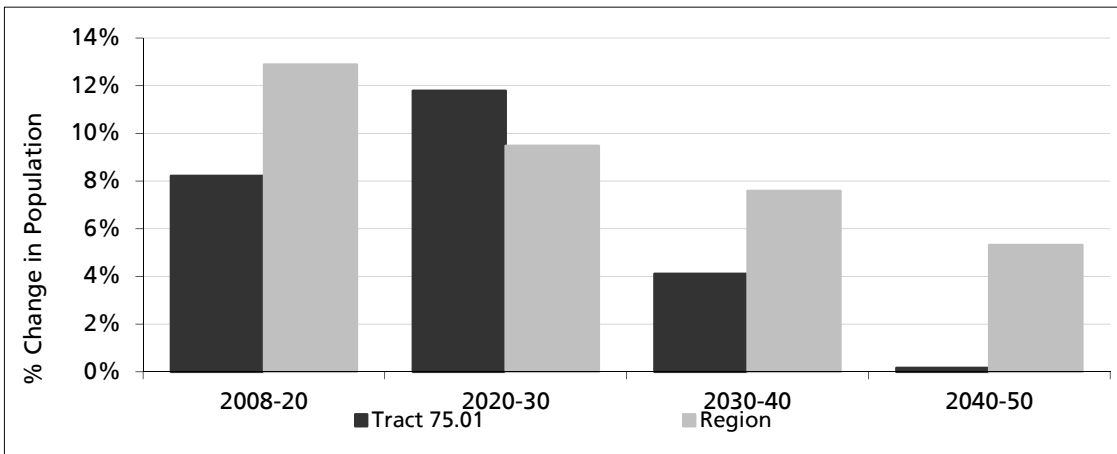
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,031**	**4,362**	**4,876**	**5,076**	**5,084**	**1,053**	**26%**
Under 5	252	262	292	286	278	26	10%
5 to 9	214	220	243	242	231	17	8%
10 to 14	94	103	105	102	96	2	2%
15 to 17	59	58	54	53	51	-8	-14%
18 to 19	37	31	31	29	27	-10	-27%
20 to 24	72	77	81	79	81	9	13%
25 to 29	275	382	418	398	420	145	53%
30 to 34	742	820	849	885	850	108	15%
35 to 39	674	541	724	738	663	-11	-2%
40 to 44	410	354	416	420	420	10	2%
45 to 49	282	245	216	281	281	-1	0%
50 to 54	251	254	242	273	267	16	6%
55 to 59	241	324	294	250	308	67	28%
60 to 61	78	124	125	120	145	67	86%
62 to 64	60	112	128	136	134	74	123%
65 to 69	90	173	228	218	193	103	114%
70 to 74	52	95	141	131	125	73	140%
75 to 79	37	49	83	103	101	64	173%
80 to 84	38	41	78	112	114	76	200%
85 and over	73	97	128	220	299	226	310%
Median Age	37.0	37.1	37.5	38.1	38.8	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,031**	**4,362**	**4,876**	**5,076**	**5,084**	**1,053**	**26%**
Hispanic	485	606	696	753	785	300	62%
Non-Hispanic	3,546	3,756	4,180	4,323	4,299	753	21%
White	3,144	3,335	3,718	3,846	3,818	674	21%
Black	68	74	74	68	62	-6	-9%
American Indian	31	28	24	19	17	-14	-45%
Asian	48	68	89	104	115	67	140%
Hawaiian / Pacific Islander	9	11	13	14	14	5	56%
Other	80	55	46	41	40	-40	-50%
Two or More Races	166	185	216	231	233	67	40%

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	**662**	**754**	**892**	**906**	**906**	**244**	**37%**
Civilian Jobs	662	754	892	906	906	244	37%
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	**268**	**268**	**268**	**268**	**268**	**0**	**0%**
Developed Acres	**267**	**268**	**268**	**268**	**268**	**1**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	63	55	40	29	29	-34	-53%
Multiple Family	21	27	42	54	54	33	159%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	6	11	11	11	11	--
Industrial	3	2	2	2	2	-1	-22%
Commercial/Services	10	7	2	1	1	-9	-89%
Office	0	0	0	0	0	0	-45%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	56	56	56	56	56	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	114	114	114	114	114	0	0%
Vacant Developable Acres	**1**	**1**	**0**	**0**	**0**	**-1**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	1	0	0	0	0	-1	-100%
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]	**51.0**	**60.3**	**86.0**	**98.7**	**98.7**	**47.7**	**94%**
Residential Density[4]	**27.7**	**28.9**	**30.5**	**30.8**	**30.8**	**3.1**	**11%**

GROWTH TRENDS IN JOBS
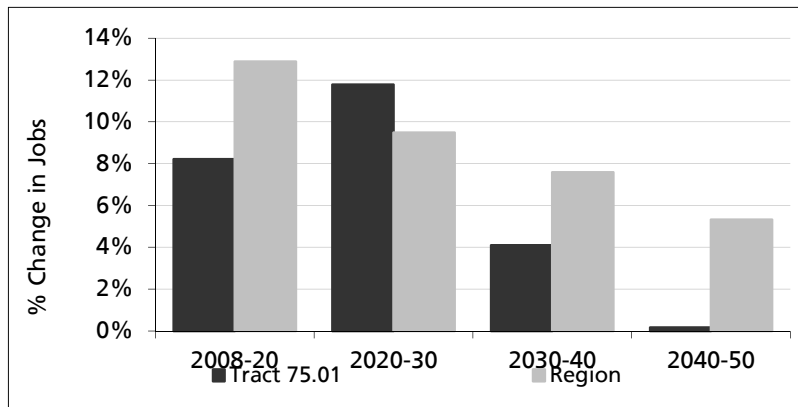
Notes:

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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