2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 213.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,736**	**4,120**	**9,907**	**10,627**	**10,800**	**8,064**	**295%**
Household Population	2,726	4,104	9,881	10,589	10,751	8,025	294%
Group Quarters Population	10	16	26	38	49	39	390%
Civilian	10	16	26	38	49	39	390%
Military	0	0	0	0	0	0	0%
Total Housing Units	**860**	**1,340**	**3,337**	**3,491**	**3,490**	**2,630**	**306%**
Single Family	860	1,025	2,261	2,352	2,351	1,491	173%
Multiple Family	0	315	1,076	1,139	1,139	1,139	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**807**	**1,283**	**3,206**	**3,363**	**3,370**	**2,563**	**318%**
Single Family	807	987	2,189	2,284	2,289	1,482	184%
Multiple Family	0	296	1,017	1,079	1,081	1,081	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.2%**	**4.3%**	**3.9%**	**3.7%**	**3.4%**	**-2.8**	**-45%**
Single Family	6.2%	3.7%	3.2%	2.9%	2.6%	-3.6	-58%
Multiple Family	0.0%	6.0%	5.5%	5.3%	5.1%	5.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.38**	**3.20**	**3.08**	**3.15**	**3.19**	**-0.19**	**-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.
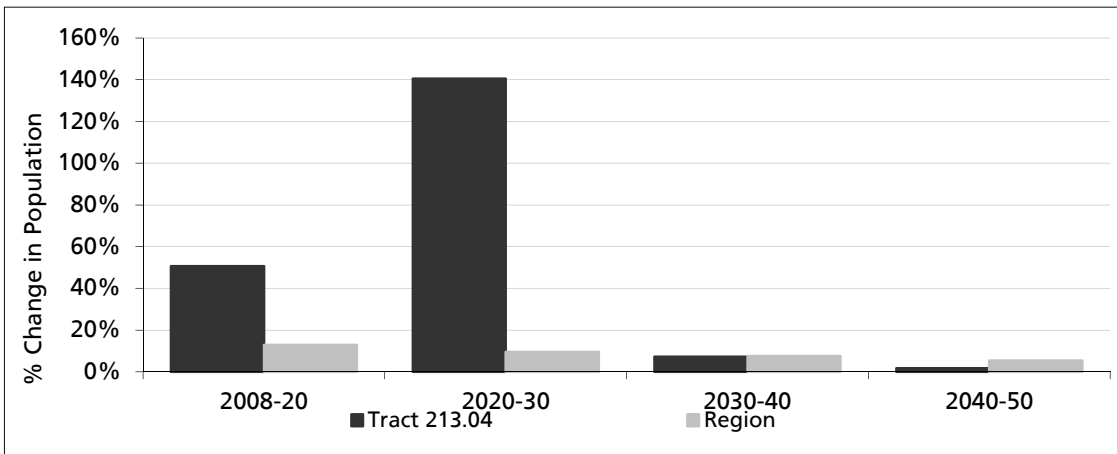
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,736**	**4,120**	**9,907**	**10,627**	**10,800**	**8,064**	**295%**
Under 5	99	130	334	335	316	217	219%
5 to 9	100	137	349	349	326	226	226%
10 to 14	180	263	602	632	600	420	233%
15 to 17	136	172	377	404	391	255	188%
18 to 19	110	129	290	281	275	165	150%
20 to 24	257	317	845	809	792	535	208%
25 to 29	190	303	718	694	675	485	255%
30 to 34	125	168	341	386	368	243	194%
35 to 39	56	62	190	184	166	110	196%
40 to 44	85	95	274	261	264	179	211%
45 to 49	183	202	405	497	488	305	167%
50 to 54	269	334	700	774	723	454	169%
55 to 59	262	428	879	779	919	657	251%
60 to 61	92	161	342	307	366	274	298%
62 to 64	123	270	584	595	591	468	380%
65 to 69	181	430	1,081	1,150	1,053	872	482%
70 to 74	82	185	586	637	629	547	667%
75 to 79	77	128	490	644	618	541	703%
80 to 84	43	58	186	308	359	316	735%
85 and over	86	148	334	601	881	795	924%
Median Age	45.8	51.2	51.6	53.1	55.1	9.3	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,736**	**4,120**	**9,907**	**10,627**	**10,800**	**8,064**	**295%**
Hispanic	789	1,409	3,628	4,170	4,552	3,763	477%
Non-Hispanic	1,947	2,711	6,279	6,457	6,248	4,301	221%
White	1,754	2,436	5,616	5,698	5,451	3,697	211%
Black	66	114	314	373	407	341	517%
American Indian	51	53	74	66	56	5	10%
Asian	3	6	20	25	29	26	867%
Hawaiian / Pacific Islander	5	6	16	19	19	14	280%
Other	17	18	25	29	30	13	76%
Two or More Races	51	78	214	247	256	205	402%

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	**659**	**706**	**899**	**985**	**1,420**	**761**	**115%**
Civilian Jobs	659	706	899	985	1,420	761	115%
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	**20,088**	**20,088**	**20,088**	**20,088**	**20,088**	**0**	**0%**
Developed Acres	**16,268**	**16,338**	**19,152**	**19,271**	**19,288**	**3,020**	**19%**
Low Density Single Family	2,310	2,310	4,948	4,948	4,947	2,636	114%
Single Family	182	221	579	683	683	501	275%
Multiple Family	0	29	99	104	104	104	--
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	2	2	2	2	2	0	0%
Commercial/Services	207	210	218	222	242	35	17%
Office	1	1	1	1	1	0	0%
Schools	64	64	65	67	74	10	16%
Roads and Freeways	213	213	213	213	213	0	0%
Agricultural and Extractive[2]	385	385	124	124	115	-270	-70%
Parks and Military Use	12,904	12,904	12,904	12,907	12,907	4	0%
Vacant Developable Acres	**3,476**	**3,406**	**592**	**473**	**456**	**-3,020**	**-87%**
Low Density Single Family	2,631	2,631	254	254	254	-2,377	-90%
Single Family	504	465	108	4	4	-501	-99%
Multiple Family	104	76	6	0	0	-104	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	214	212	203	200	189	-25	-12%
Office	0	0	0	0	0	0	0%
Schools	12	12	11	9	2	-10	-82%
Parks and Other	10	10	10	7	7	-4	-35%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**344**	**344**	**344**	**344**	**344**	**0**	**0%**
Employment Density[3]	**2.4**	**2.6**	**3.1**	**3.4**	**4.5**	**2.1**	**85%**
Residential Density[4]	**0.3**	**0.5**	**0.6**	**0.6**	**0.6**	**0.3**	**76%**

GROWTH TRENDS IN JOBS
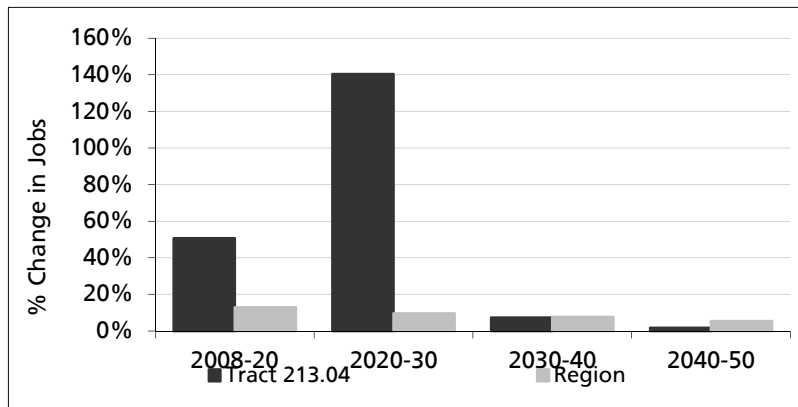
Notes:

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).

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