2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 208.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,734**	**5,261**	**7,404**	**8,098**	**8,583**	**3,849**	**81%**
Household Population	4,684	5,203	7,328	7,995	8,462	3,778	81%
Group Quarters Population	50	58	76	103	121	71	142%
Civilian	50	58	76	103	121	71	142%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,621**	**1,760**	**2,450**	**2,627**	**2,735**	**1,114**	**69%**
Single Family	1,617	1,756	2,446	2,623	2,731	1,114	69%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	4	4	4	4	4	0	0%
Occupied Housing Units	**1,530**	**1,692**	**2,368**	**2,556**	**2,665**	**1,135**	**74%**
Single Family	1,526	1,692	2,368	2,556	2,665	1,139	75%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	4	0	0	0	0	-4	-100%
Vacancy Rate	**5.6%**	**3.9%**	**3.3%**	**2.7%**	**2.6%**	**-3.0**	**-54%**
Single Family	5.6%	3.6%	3.2%	2.6%	2.4%	-3.2	-57%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	100.0%	100.0%	100.0%	0.0%	0.0	0%
Persons per Household	**3.06**	**3.08**	**3.09**	**3.13**	**3.18**	**0.12**	**4%**

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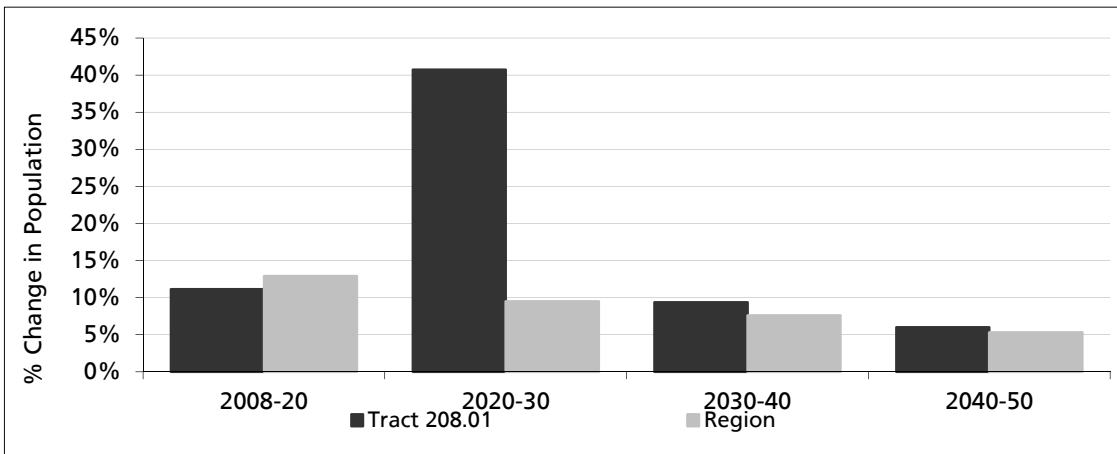
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,734**	**5,261**	**7,404**	**8,098**	**8,583**	**3,849**	**81%**
Under 5	296	304	445	492	508	212	72%
5 to 9	293	320	451	512	534	241	82%
10 to 14	280	306	421	485	507	227	81%
15 to 17	206	215	292	339	361	155	75%
18 to 19	180	174	234	258	278	98	54%
20 to 24	415	420	628	666	721	306	74%
25 to 29	310	404	573	622	683	373	120%
30 to 34	188	210	283	358	385	197	105%
35 to 39	184	158	274	309	321	137	74%
40 to 44	319	280	424	449	524	205	64%
45 to 49	441	397	476	650	705	264	60%
50 to 54	460	430	527	643	653	193	42%
55 to 59	398	485	564	515	678	280	70%
60 to 61	127	165	195	175	236	109	86%
62 to 64	148	238	267	241	263	115	78%
65 to 69	168	303	451	379	319	151	90%
70 to 74	120	225	394	356	297	177	148%
75 to 79	104	134	301	346	274	170	163%
80 to 84	62	55	137	185	168	106	171%
85 and over	35	38	67	118	168	133	380%
Median Age	40.2	42.1	41.2	40.1	39.9	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,734**	**5,261**	**7,404**	**8,098**	**8,583**	**3,849**	**81%**
Hispanic	773	1,010	1,566	1,894	2,177	1,404	182%
Non-Hispanic	3,961	4,251	5,838	6,204	6,406	2,445	62%
White	3,730	3,975	5,419	5,710	5,849	2,119	57%
Black	32	40	61	72	77	45	141%
American Indian	31	21	18	12	9	-22	-71%
Asian	73	113	196	248	299	226	310%
Hawaiian / Pacific Islander	1	2	3	4	4	3	300%
Other	21	17	20	21	23	2	10%
Two or More Races	73	83	121	137	145	72	99%

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	**976**	**981**	**982**	**1,211**	**1,517**	**541**	**55%**
Civilian Jobs	976	981	982	1,211	1,517	541	55%
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	**32,946**	**32,946**	**32,946**	**32,946**	**32,946**	**0**	**0%**
Developed Acres	**24,855**	**25,601**	**27,695**	**29,056**	**31,244**	**6,389**	**26%**
Low Density Single Family	6,969	8,073	11,282	13,110	15,595	8,626	124%
Single Family	83	83	83	83	83	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	7	7	7	7	7	0	0%
Other Residential	31	31	31	31	31	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	295	295	295	388	422	127	43%
Commercial/Services	384	384	384	384	384	0	0%
Office	0	0	0	0	0	0	0%
Schools	67	69	71	75	77	10	15%
Roads and Freeways	403	403	403	403	403	0	0%
Agricultural and Extractive[2]	3,452	3,051	1,933	1,369	1,036	-2,415	-70%
Parks and Military Use	13,164	13,206	13,206	13,206	13,206	42	0%
Vacant Developable Acres	**8,077**	**7,331**	**5,237**	**3,876**	**1,688**	**-6,389**	**-79%**
Low Density Single Family	8,074	7,328	5,234	3,875	1,687	-6,387	-79%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	0	0	-2	-100%
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	0	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	**14**	**14**	**14**	**14**	**14**	**0**	**0%**
Employment Density[3]	**1.3**	**1.3**	**1.3**	**1.4**	**1.7**	**0.4**	**31%**
Residential Density[4]	**0.2**	**0.2**	**0.2**	**0.2**	**0.2**	**-0.1**	**-24%**

GROWTH TRENDS IN JOBS
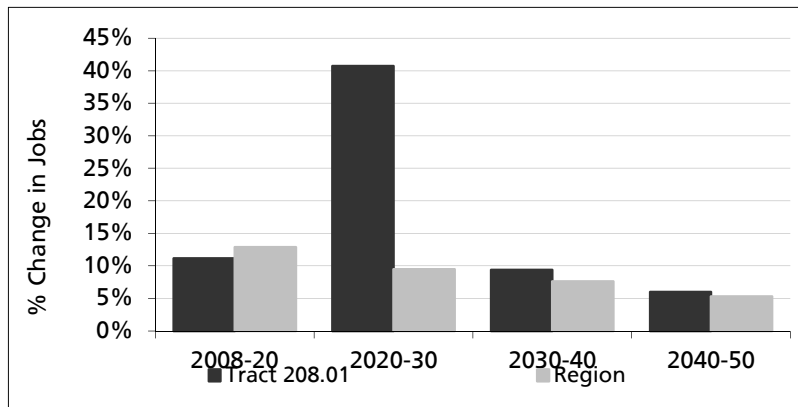
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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