2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.03

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,040**	**7,372**	**7,546**	**7,736**	**7,759**	**719**	**10%**
Household Population	6,998	7,308	7,443	7,571	7,553	555	8%
Group Quarters Population	42	64	103	165	206	164	390%
Civilian	42	64	103	165	206	164	390%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,045**	**3,102**	**3,103**	**3,195**	**3,196**	**151**	**5%**
Single Family	2,002	2,059	2,042	1,965	1,966	-36	-2%
Multiple Family	1,043	1,043	1,061	1,230	1,230	187	18%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,908**	**2,998**	**3,011**	**3,099**	**3,106**	**198**	**7%**
Single Family	1,882	1,981	1,975	1,900	1,907	25	1%
Multiple Family	1,026	1,017	1,036	1,199	1,199	173	17%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.5%**	**3.4%**	**3.0%**	**3.0%**	**2.8%**	**-1.7**	**-38%**
Single Family	6.0%	3.8%	3.3%	3.3%	3.0%	-3.0	-50%
Multiple Family	1.6%	2.5%	2.4%	2.5%	2.5%	0.9	56%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.41**	**2.44**	**2.47**	**2.44**	**2.43**	**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.
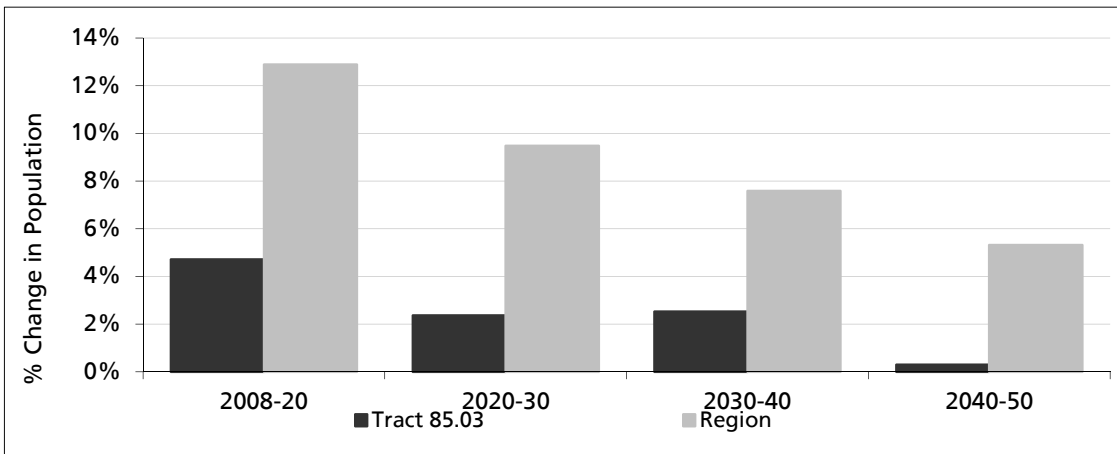
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,040**	**7,372**	**7,546**	**7,736**	**7,759**	**719**	**10%**
Under 5	619	605	616	628	609	-10	-2%
5 to 9	571	598	617	649	650	79	14%
10 to 14	409	466	446	472	485	76	19%
15 to 17	275	289	273	293	309	34	12%
18 to 19	138	126	114	117	124	-14	-10%
20 to 24	400	408	477	487	509	109	27%
25 to 29	359	432	430	439	450	91	25%
30 to 34	526	540	506	565	550	24	5%
35 to 39	530	436	515	526	534	4	1%
40 to 44	523	454	492	466	535	12	2%
45 to 49	513	408	336	411	427	-86	-17%
50 to 54	461	409	368	405	392	-69	-15%
55 to 59	393	436	352	300	364	-29	-7%
60 to 61	141	166	136	109	134	-7	-5%
62 to 64	211	306	244	208	208	-3	-1%
65 to 69	247	403	416	332	270	23	9%
70 to 74	254	419	519	464	416	162	64%
75 to 79	218	248	383	434	382	164	75%
80 to 84	134	110	181	224	172	38	28%
85 and over	118	113	125	207	239	121	103%
Median Age	37.1	37.5	37.9	37.1	36.8	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,040**	**7,372**	**7,546**	**7,736**	**7,759**	**719**	**10%**
Hispanic	1,380	1,854	2,169	2,541	2,859	1,479	107%
Non-Hispanic	5,660	5,518	5,377	5,195	4,900	-760	-13%
White	4,840	4,575	4,365	4,106	3,765	-1,075	-22%
Black	90	103	116	127	135	45	50%
American Indian	33	37	37	35	31	-2	-6%
Asian	444	527	557	598	628	184	41%
Hawaiian / Pacific Islander	26	30	30	32	32	6	23%
Other	14	16	17	19	19	5	36%
Two or More Races	213	230	255	278	290	77	36%

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	**4,482**	**4,483**	**4,757**	**4,975**	**4,975**	**493**	**11%**
Civilian Jobs	4,482	4,483	4,757	4,975	4,975	493	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	**909**	**909**	**909**	**909**	**909**	**0**	**0%**
Developed Acres	**864**	**907**	**908**	**908**	**908**	**44**	**5%**
Low Density Single Family	0	39	39	39	39	39	--
Single Family	386	390	389	383	383	-3	-1%
Multiple Family	39	39	40	46	46	7	17%
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	47	47	47	47	47	0	0%
Commercial/Services	43	43	43	44	44	1	2%
Office	18	18	18	18	18	0	0%
Schools	21	21	21	21	21	0	0%
Roads and Freeways	237	237	237	237	237	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	73	73	73	73	73	0	0%
Vacant Developable Acres	**45**	**2**	**2**	**1**	**1**	**-44**	**-98%**
Low Density Single Family	40	1	1	1	1	-39	-98%
Single Family	4	0	0	0	0	-4	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-88%
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]	**34.7**	**34.7**	**36.9**	**38.3**	**38.3**	**3.6**	**10%**
Residential Density[4]	**7.2**	**6.6**	**6.6**	**6.8**	**6.8**	**-0.3**	**-5%**

GROWTH TRENDS IN JOBS

Tract 85.03   Region
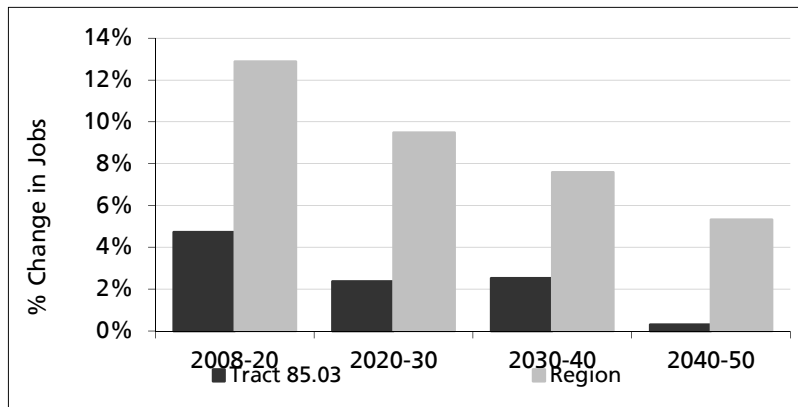
Notes:

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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