2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 207.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,218**	**6,570**	**8,325**	**9,220**	**9,338**	**3,120**	**50%**
Household Population	6,112	6,422	8,096	8,900	8,951	2,839	46%
Group Quarters Population	106	148	229	320	387	281	265%
Civilian	106	148	229	320	387	281	265%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,060**	**2,150**	**2,683**	**2,894**	**2,894**	**834**	**40%**
Single Family	2,060	2,150	2,683	2,894	2,894	834	40%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,976**	**2,079**	**2,607**	**2,816**	**2,817**	**841**	**43%**
Single Family	1,976	2,079	2,607	2,816	2,817	841	43%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.1%**	**3.3%**	**2.8%**	**2.7%**	**2.7%**	**-1.4**	**-34%**
Single Family	4.1%	3.3%	2.8%	2.7%	2.7%	-1.4	-34%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.09**	**3.09**	**3.11**	**3.16**	**3.18**	**0.09**	**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.
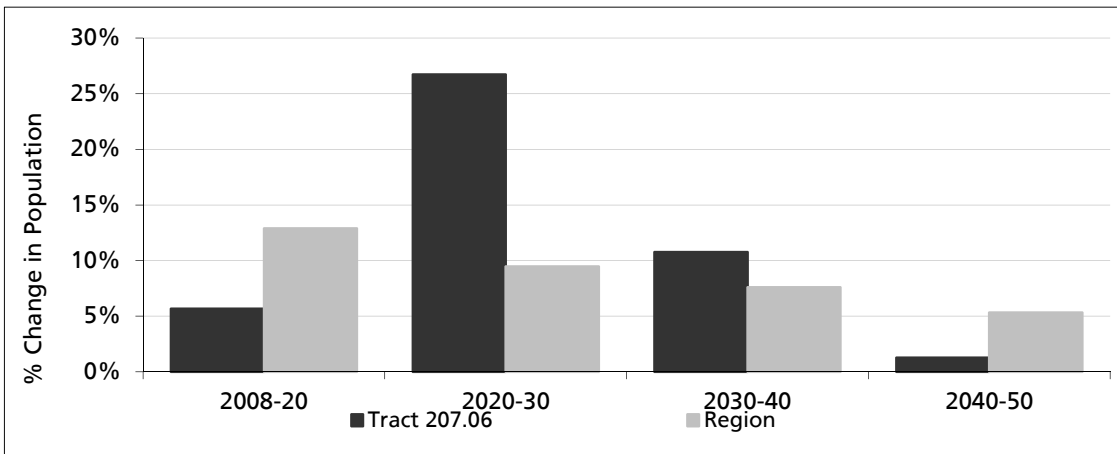
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,218**	**6,570**	**8,325**	**9,220**	**9,338**	**3,120**	**50%**
Under 5	280	259	326	353	341	61	22%
5 to 9	253	249	314	354	351	98	39%
10 to 14	329	327	385	428	413	84	26%
15 to 17	286	268	312	349	347	61	21%
18 to 19	180	147	168	178	173	-7	-4%
20 to 24	521	468	601	620	616	95	18%
25 to 29	378	442	537	566	556	178	47%
30 to 34	207	213	252	317	312	105	51%
35 to 39	200	173	263	301	324	124	62%
40 to 44	322	271	362	373	417	95	30%
45 to 49	501	413	444	586	599	98	20%
50 to 54	573	498	565	669	630	57	10%
55 to 59	556	610	634	609	731	175	31%
60 to 61	250	306	341	341	408	158	63%
62 to 64	253	370	392	400	408	155	61%
65 to 69	332	538	718	677	595	263	79%
70 to 74	275	456	696	682	630	355	129%
75 to 79	247	281	540	660	619	372	151%
80 to 84	129	123	254	379	392	263	204%
85 and over	146	158	221	378	476	330	226%
Median Age	46.5	50.6	51.8	51.4	51.7	5.2	11%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,218**	**6,570**	**8,325**	**9,220**	**9,338**	**3,120**	**50%**
Hispanic	940	1,425	2,360	3,357	4,168	3,228	343%
Non-Hispanic	5,278	5,145	5,965	5,863	5,170	-108	-2%
White	4,803	4,546	5,080	4,739	3,856	-947	-20%
Black	42	64	106	152	190	148	352%
American Indian	22	21	25	23	22	0	0%
Asian	260	329	484	612	713	453	174%
Hawaiian / Pacific Islander	2	4	8	11	13	11	550%
Other	35	44	59	70	83	48	137%
Two or More Races	114	137	203	256	293	179	157%

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	**1,002**	**1,150**	**1,251**	**1,405**	**1,605**	**603**	**60%**
Civilian Jobs	1,002	1,150	1,251	1,405	1,605	603	60%
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	**4,144**	**4,144**	**4,144**	**4,144**	**4,144**	**0**	**0%**
Developed Acres	**3,758**	**3,807**	**4,011**	**4,083**	**4,083**	**325**	**9%**
Low Density Single Family	1,479	1,621	2,445	2,774	2,774	1,295	88%
Single Family	821	825	832	841	841	20	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	6	6	6	6	6	0	0%
Commercial/Services	20	25	28	33	40	20	102%
Office	0	0	0	0	0	0	0%
Schools	51	51	51	51	51	0	0%
Roads and Freeways	247	247	247	247	247	0	0%
Agricultural and Extractive[2]	1,124	1,022	392	121	114	-1,010	-90%
Parks and Military Use	5	5	5	5	5	0	0%
Vacant Developable Acres	**370**	**320**	**116**	**45**	**45**	**-325**	**-88%**
Low Density Single Family	338	292	95	31	31	-306	-91%
Single Family	32	28	22	14	14	-19	-58%
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	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	0	0	0	0	0	0	0%
Constrained Acres	**16**	**16**	**16**	**16**	**16**	**0**	**0%**
Employment Density[3]	**13.1**	**14.1**	**14.8**	**15.6**	**16.6**	**3.5**	**27%**
Residential Density[4]	**0.9**	**0.9**	**0.8**	**0.8**	**0.8**	**-0.1**	**-11%**

GROWTH TRENDS IN JOBS
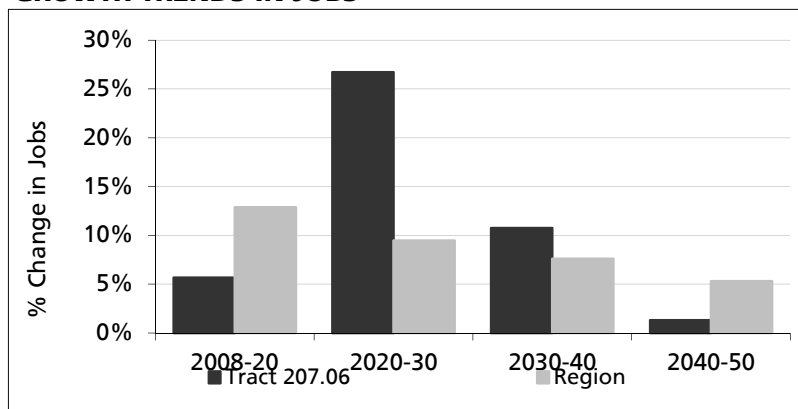
Notes:

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).

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