2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 202.07

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**4,790**	**4,898**	**5,155**	*5,313*	*5,383*	**593**	**12%**
Household Population	4,709	4,805	5,038	*5,174*	*5,221*	512	11%
Group Quarters Population	81	93	117	*139*	*162*	81	100%
Civilian	81	93	117	*139*	*162*	81	100%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,438**	**1,438**	**1,492**	*1,508*	*1,509*	**71**	**5%**
Single Family	365	365	345	*345*	*345*	-20	-5%
Multiple Family	936	936	1,098	*1,146*	*1,146*	210	22%
Mobile Homes	137	137	49	*17*	*18*	-119	-87%
Occupied Housing Units	**1,382**	**1,401**	**1,456**	*1,471*	*1,474*	**92**	**7%**
Single Family	338	353	336	*336*	*336*	-2	-1%
Multiple Family	914	916	1,075	*1,123*	*1,125*	211	23%
Mobile Homes	130	132	45	*12*	*13*	-117	-90%
Vacancy Rate	**3.9%**	**2.6%**	**2.4%**	*2.5%*	*2.3%*	**-1.6**	**-41%**
Single Family	7.4%	3.3%	2.6%	*2.6%*	*2.6%*	-4.8	-65%
Multiple Family	2.4%	2.1%	2.1%	*2.0%*	*1.8%*	-0.6	-25%
Mobile Homes	5.1%	3.6%	8.2%	*29.4%*	*0.0%*	-5.1	-100%
Persons per Household	**3.41**	**3.43**	**3.46**	*3.52*	*3.54*	**0.13**	**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.
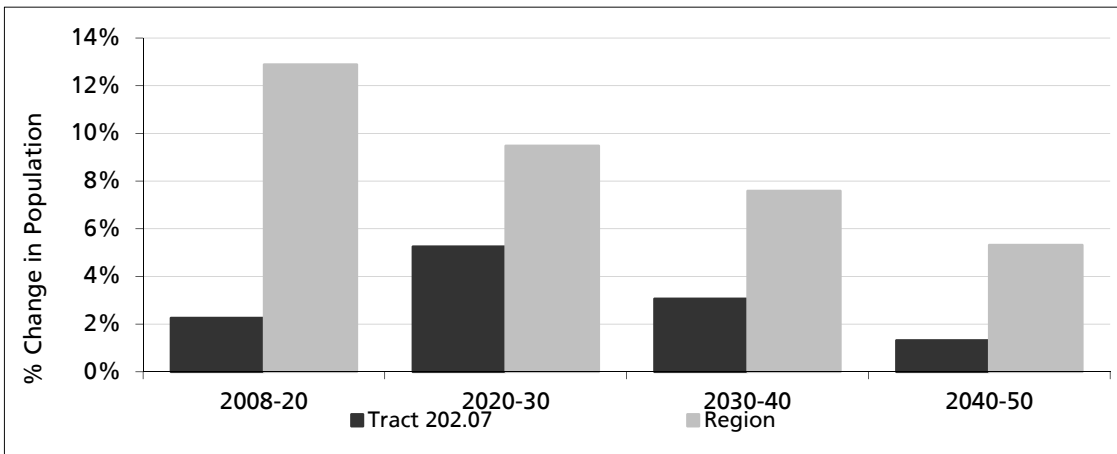
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,790**	**4,898**	**5,155**	**5,313**	**5,383**	**593**	**12%**
Under 5	613	590	626	643	608	-5	-1%
5 to 9	432	495	496	514	504	72	17%
10 to 14	421	485	492	500	506	85	20%
15 to 17	293	281	300	300	312	19	6%
18 to 19	148	128	151	147	155	7	5%
20 to 24	329	286	383	373	377	48	15%
25 to 29	425	452	468	517	502	77	18%
30 to 34	502	489	451	588	584	82	16%
35 to 39	442	412	479	484	539	97	22%
40 to 44	348	358	371	327	423	75	22%
45 to 49	234	232	215	234	234	0	0%
50 to 54	172	194	207	208	184	12	7%
55 to 59	134	154	158	139	149	15	11%
60 to 61	43	42	35	31	35	-8	-19%
62 to 64	52	68	67	66	64	12	23%
65 to 69	83	114	120	108	92	9	11%
70 to 74	37	46	52	39	23	-14	-38%
75 to 79	20	17	22	19	15	-5	-25%
80 to 84	16	14	19	20	17	1	6%
85 and over	46	41	43	56	60	14	30%
Median Age	26.9	27.0	26.4	26.7	27.3	0.4	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,790**	**4,898**	**5,155**	**5,313**	**5,383**	**593**	**12%**
Hispanic	3,249	3,698	4,136	4,468	4,669	1,420	44%
Non-Hispanic	1,541	1,200	1,019	845	714	-827	-54%
White	1,182	839	635	453	311	-871	-74%
Black	111	129	152	164	178	67	60%
American Indian	40	30	22	18	15	-25	-63%
Asian	105	101	102	100	101	-4	-4%
Hawaiian / Pacific Islander	6	10	14	18	19	13	217%
Other	21	19	19	17	16	-5	-24%
Two or More Races	76	72	75	75	74	-2	-3%

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	**1,579**	**1,579**	**1,579**	**1,635**	**1,692**	**113**	**7%**
Civilian Jobs	1,579	1,579	1,579	1,635	1,692	113	7%
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	**207**	**207**	**207**	**207**	**207**	**0**	**0%**
Developed Acres	**205**	**205**	**205**	**207**	**207**	**2**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	45	45	43	43	43	-2	-4%
Multiple Family	44	44	53	56	56	12	27%
Mobile Homes	11	11	4	2	2	-10	-86%
Other Residential	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	32	32	32	34	34	2	5%
Office	1	1	1	1	2	0	11%
Schools	36	36	36	36	36	0	0%
Roads and Freeways	33	33	33	33	33	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	0%
Vacant Developable Acres	**2**	**2**	**2**	**0**	**0**	**-2**	**-96%**
Low Density Single Family	0	0	0	0	0	0	0%
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	0	0	0	0	0	0	0%
Commercial/Services	2	2	2	0	0	-2	-100%
Office	0	0	0	0	0	0	-73%
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]	**22.7**	**22.7**	**22.7**	**23.0**	**23.7**	**1.0**	**5%**
Residential Density[4]	**14.3**	**14.3**	**14.8**	**15.0**	**15.0**	**0.7**	**5%**

GROWTH TRENDS IN JOBS
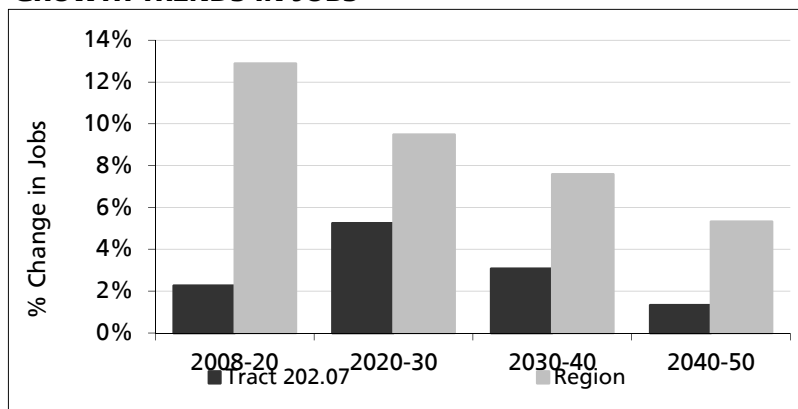
Notes:

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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