2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 203.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,919**	**11,149**	**12,907**	**13,244**	**13,333**	**4,414**	**49%**
Household Population	8,305	10,531	12,283	12,608	12,685	4,380	53%
Group Quarters Population	614	618	624	636	648	34	6%
Civilian	614	618	624	636	648	34	6%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,408**	**4,222**	**4,762**	**4,793**	**4,789**	**1,381**	**41%**
Single Family	1,047	1,755	2,294	2,325	2,313	1,266	121%
Multiple Family	1,670	1,776	1,776	1,776	1,776	106	6%
Mobile Homes	691	691	692	692	700	9	1%
Occupied Housing Units	**3,341**	**4,090**	**4,627**	**4,656**	**4,658**	**1,317**	**39%**
Single Family	1,032	1,674	2,210	2,237	2,230	1,198	116%
Multiple Family	1,618	1,738	1,738	1,740	1,741	123	8%
Mobile Homes	691	678	679	679	687	-4	-1%
Vacancy Rate	**2.0%**	**3.1%**	**2.8%**	**2.9%**	**2.7%**	**0.7**	**35%**
Single Family	1.4%	4.6%	3.7%	3.8%	3.6%	2.2	157%
Multiple Family	3.1%	2.1%	2.1%	2.0%	2.0%	-1.1	-35%
Mobile Homes	0.0%	1.9%	1.9%	1.9%	0.0%	0.0	0%
Persons per Household	**2.49**	**2.57**	**2.65**	**2.71**	**2.72**	**0.23**	**9%**

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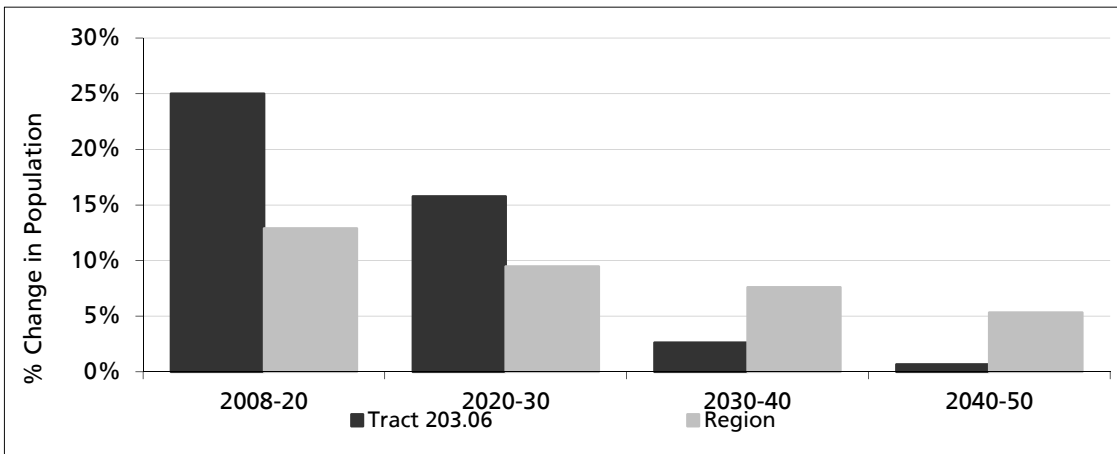
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,919**	**11,149**	**12,907**	**13,244**	**13,333**	**4,414**	**49%**
Under 5	718	772	824	820	790	72	10%
5 to 9	545	629	709	707	701	156	29%
10 to 14	489	634	714	752	780	291	60%
15 to 17	316	372	409	440	461	145	46%
18 to 19	225	222	231	226	235	10	4%
20 to 24	450	505	635	642	661	211	47%
25 to 29	488	695	754	751	771	283	58%
30 to 34	528	663	706	809	808	280	53%
35 to 39	513	510	705	748	783	270	53%
40 to 44	535	587	717	740	891	356	67%
45 to 49	590	604	612	708	736	146	25%
50 to 54	633	717	770	846	828	195	31%
55 to 59	494	682	691	656	788	294	60%
60 to 61	196	311	332	317	378	182	93%
62 to 64	314	574	594	608	605	291	93%
65 to 69	415	773	853	699	615	200	48%
70 to 74	357	654	849	738	691	334	94%
75 to 79	396	503	760	744	592	196	49%
80 to 84	355	334	573	644	519	164	46%
85 and over	362	408	469	649	700	338	93%
Median Age	41.8	44.9	45.4	44.9	43.8	2.0	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,919**	**11,149**	**12,907**	**13,244**	**13,333**	**4,414**	**49%**
Hispanic	1,662	2,870	4,186	5,292	6,247	4,585	276%
Non-Hispanic	7,257	8,279	8,721	7,952	7,086	-171	-2%
White	6,100	6,573	6,446	5,329	4,127	-1,973	-32%
Black	225	402	609	763	926	701	312%
American Indian	59	58	63	55	42	-17	-29%
Asian	595	860	1,099	1,239	1,372	777	131%
Hawaiian / Pacific Islander	26	46	72	84	95	69	265%
Other	11	15	19	22	22	11	100%
Two or More Races	241	325	413	460	502	261	108%

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	**6,374**	**7,759**	**10,860**	**12,939**	**14,099**	**7,725**	**121%**
Civilian Jobs	6,374	7,759	10,860	12,939	14,099	7,725	121%
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	**4,946**	**4,946**	**4,946**	**4,946**	**4,946**	**0**	**0%**
Developed Acres	**2,706**	**3,856**	**4,574**	**4,662**	**4,681**	**1,975**	**73%**
Low Density Single Family	997	2,249	3,077	3,161	3,161	2,164	217%
Single Family	181	236	236	236	231	50	27%
Multiple Family	98	98	98	98	98	0	0%
Mobile Homes	105	105	105	105	105	0	0%
Other Residential	13	13	13	13	13	0	0%
Mixed Use	0	4	4	4	4	4	--
Industrial	199	215	239	239	239	39	20%
Commercial/Services	26	32	42	42	47	21	81%
Office	4	5	9	9	9	5	119%
Schools	48	61	121	160	178	130	270%
Roads and Freeways	250	250	250	250	250	0	0%
Agricultural and Extractive[2]	471	274	68	33	33	-439	-93%
Parks and Military Use	312	312	312	312	312	0	0%
Vacant Developable Acres	**2,190**	**1,040**	**322**	**234**	**215**	**-1,975**	**-90%**
Low Density Single Family	1,876	819	197	149	149	-1,728	-92%
Single Family	68	15	15	15	15	-52	-77%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	4	0	0	0	0	-4	-100%
Industrial	44	29	5	5	5	-39	-89%
Commercial/Services	17	10	1	1	1	-16	-94%
Office	5	4	1	0	0	-5	-100%
Schools	176	162	103	64	45	-130	-74%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**50**	**50**	**50**	**50**	**50**	**0**	**0%**
Employment Density[3]	**23.0**	**24.5**	**26.4**	**28.7**	**29.7**	**6.7**	**29%**
Residential Density[4]	**2.4**	**1.6**	**1.3**	**1.3**	**1.3**	**-1.1**	**-46%**

GROWTH TRENDS IN JOBS
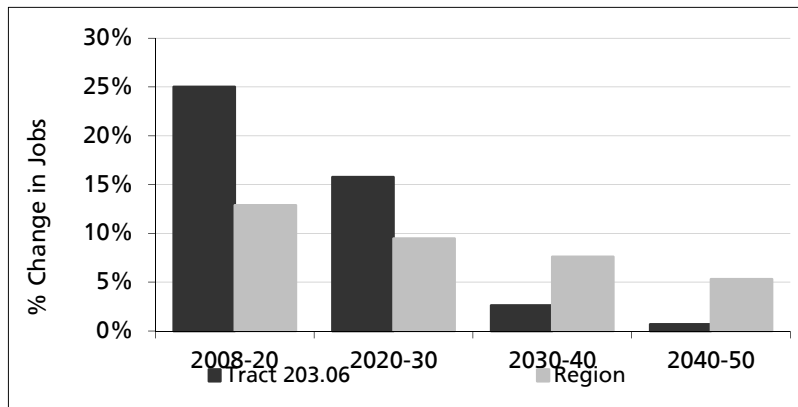
Notes:

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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