2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.66

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**8,271**	**11,215**	**11,955**	*12,147*	*12,287*	4,016	49%
Household Population	8,271	11,215	11,955	*12,147*	*12,287*	4,016	49%
Group Quarters Population	0	0	0	*0*	*0*	0	0%
Civilian	0	0	0	*0*	*0*	0	0%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,280**	**3,133**	**3,312**	*3,312*	*3,312*	1,032	45%
Single Family	2,254	2,523	2,702	*2,702*	*2,702*	448	20%
Multiple Family	26	610	610	*610*	*610*	584	2246%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**2,211**	**3,068**	**3,254**	*3,254*	*3,257*	1,046	47%
Single Family	2,185	2,474	2,658	*2,658*	*2,660*	475	22%
Multiple Family	26	594	596	*596*	*597*	571	2196%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**3.0%**	**2.1%**	**1.8%**	*1.8%*	*1.7%*	-1.3	-43%
Single Family	3.1%	1.9%	1.6%	*1.6%*	*1.6%*	-1.5	-48%
Multiple Family	0.0%	2.6%	2.3%	*2.3%*	*2.1%*	2.1	0%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**3.74**	**3.66**	**3.67**	*3.73*	*3.77*	0.03	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.
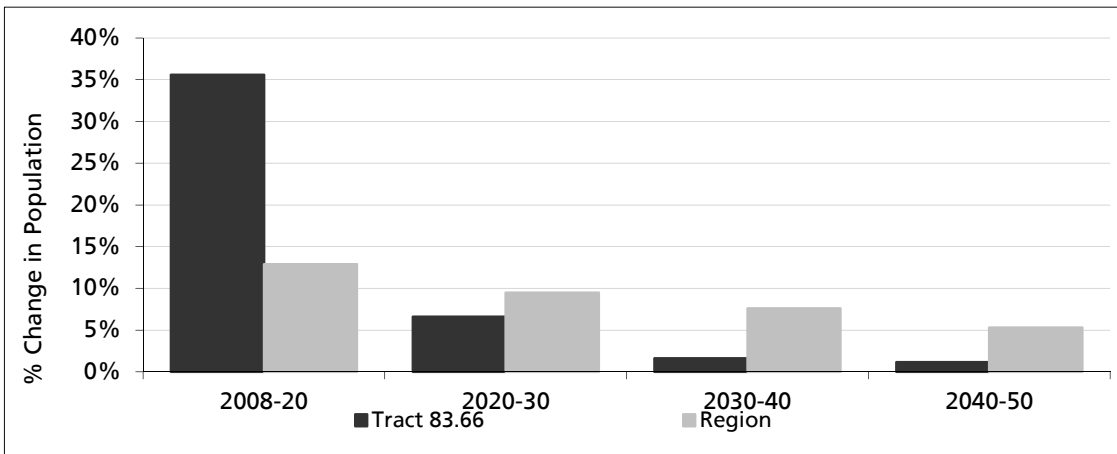
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,271**	**11,215**	**11,955**	**12,147**	**12,287**	**4,016**	**49%**
Under 5	412	519	547	554	527	115	28%
5 to 9	496	655	714	684	674	178	36%
10 to 14	806	1,109	1,163	1,153	1,142	336	42%
15 to 17	542	728	732	765	754	212	39%
18 to 19	399	451	448	420	435	36	9%
20 to 24	816	996	1,259	1,146	1,095	279	34%
25 to 29	432	673	720	732	727	295	68%
30 to 34	245	330	287	365	388	143	58%
35 to 39	291	345	382	403	394	103	35%
40 to 44	673	766	873	813	867	194	29%
45 to 49	876	1,014	900	1,033	1,067	191	22%
50 to 54	911	1,107	1,083	1,213	1,104	193	21%
55 to 59	615	939	907	782	927	312	51%
60 to 61	188	335	284	315	330	142	76%
62 to 64	166	380	388	402	385	219	132%
65 to 69	181	421	590	532	570	389	215%
70 to 74	89	209	274	302	344	255	287%
75 to 79	54	97	189	202	171	117	217%
80 to 84	51	80	139	194	201	150	294%
85 and over	28	61	76	137	185	157	561%
Median Age	34.7	37.1	36.4	38.2	40.0	5.3	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,271**	**11,215**	**11,955**	**12,147**	**12,287**	**4,016**	**49%**
Hispanic	503	788	909	1,008	1,099	596	118%
Non-Hispanic	7,768	10,427	11,046	11,139	11,188	3,420	44%
White	4,107	4,878	5,008	4,574	4,092	-15	0%
Black	120	172	179	188	195	75	63%
American Indian	1	2	1	5	5	4	400%
Asian	3,239	4,834	5,179	5,572	5,976	2,737	85%
Hawaiian / Pacific Islander	19	58	94	110	122	103	542%
Other	14	49	38	59	73	59	421%
Two or More Races	268	434	547	631	725	457	171%

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	**595**	**957**	**1,031**	**1,031**	**1,031**	**436**	**73%**
Civilian Jobs	595	957	1,031	1,031	1,031	436	73%
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	**1,636**	**1,636**	**1,636**	**1,636**	**1,636**	**0**	**0%**
Developed Acres	**1,514**	**1,601**	**1,626**	**1,626**	**1,626**	**113**	**7%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	403	450	470	470	470	67	17%
Multiple Family	2	17	17	17	17	15	640%
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	5	5	5	5	5	0	0%
Commercial/Services	2	6	11	11	11	10	522%
Office	11	32	32	32	32	21	193%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	220	220	220	220	220	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	860	860	860	860	860	0	0%
Vacant Developable Acres	**123**	**36**	**10**	**10**	**10**	**-113**	**-92%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	67	20	0	0	0	-67	-100%
Multiple Family	15	0	0	0	0	-15	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	10	5	0	0	0	-10	-100%
Office	21	0	0	0	0	-21	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	10	10	10	10	10	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**20.7**	**17.7**	**17.4**	**17.4**	**17.4**	**-3.3**	**-16%**
Residential Density[4]	**5.6**	**6.7**	**6.8**	**6.8**	**6.8**	**1.2**	**21%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 83.66 ■ Region
X-axis: 2008-20, 2020-30, 2030-40, 2040-50
Y-axis: % Change in Jobs
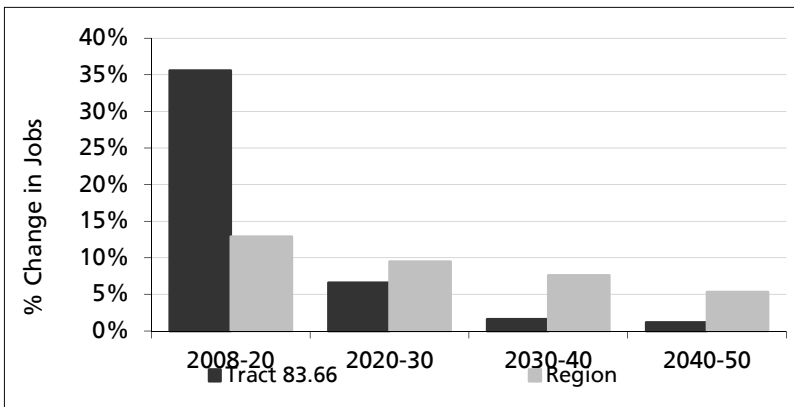
Notes:

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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