2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 75.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,125**	**3,228**	**3,405**	**3,978**	**4,571**	**1,446**	**46%**
Household Population	3,093	3,166	3,308	3,815	4,368	1,275	41%
Group Quarters Population	32	62	97	163	203	171	534%
Civilian	32	62	97	163	203	171	534%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,789**	**1,818**	**1,870**	**2,141**	**2,430**	**641**	**36%**
Single Family	831	860	749	491	420	-411	-49%
Multiple Family	958	958	1,121	1,650	2,010	1,052	110%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,666**	**1,676**	**1,737**	**1,984**	**2,269**	**603**	**36%**
Single Family	769	802	706	461	397	-372	-48%
Multiple Family	897	874	1,031	1,523	1,872	975	109%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.9%**	**7.8%**	**7.1%**	**7.3%**	**6.6%**	**-0.3**	**-4%**
Single Family	7.5%	6.7%	5.7%	6.1%	5.5%	-2.0	-27%
Multiple Family	6.4%	8.8%	8.0%	7.7%	6.9%	0.5	8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.86**	**1.89**	**1.90**	**1.92**	**1.93**	**0.07**	**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.
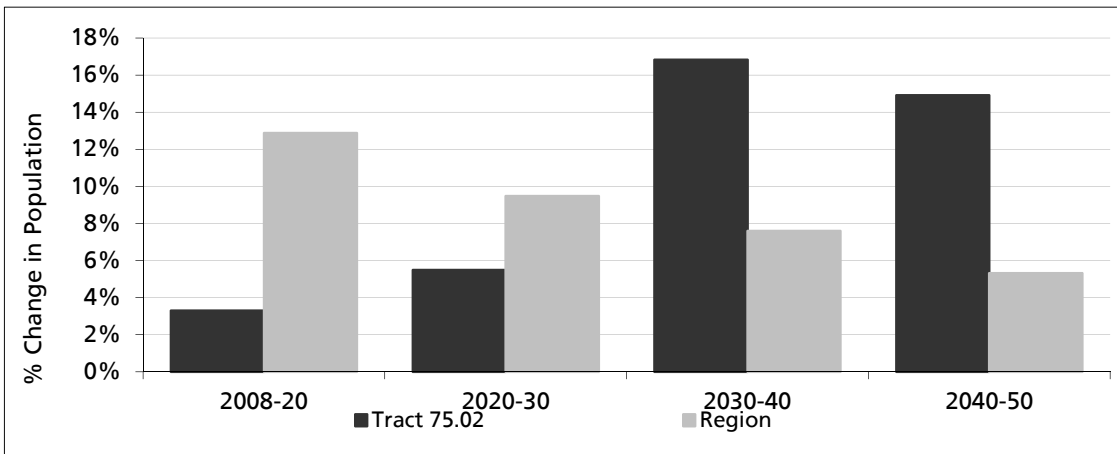
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,125**	**3,228**	**3,405**	**3,978**	**4,571**	**1,446**	**46%**
Under 5	182	175	184	205	227	45	25%
5 to 9	118	117	122	140	151	33	28%
10 to 14	89	93	90	107	116	27	30%
15 to 17	53	51	46	56	64	11	21%
18 to 19	27	23	22	26	30	3	11%
20 to 24	82	81	88	94	114	32	39%
25 to 29	193	252	266	282	344	151	78%
30 to 34	520	557	562	666	737	217	42%
35 to 39	508	384	487	562	584	76	15%
40 to 44	323	257	289	326	388	65	20%
45 to 49	223	185	150	221	251	28	13%
50 to 54	228	209	176	226	257	29	13%
55 to 59	195	241	204	192	277	82	42%
60 to 61	55	77	68	69	93	38	69%
62 to 64	65	117	108	115	134	69	106%
65 to 69	74	137	165	168	172	98	132%
70 to 74	61	115	151	158	162	101	166%
75 to 79	35	47	73	97	98	63	180%
80 to 84	38	39	66	105	117	79	208%
85 and over	56	71	88	163	255	199	355%
Median Age	37.9	38.5	38.3	38.7	39.3	1.4	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,125**	**3,228**	**3,405**	**3,978**	**4,571**	**1,446**	**46%**
Hispanic	311	370	400	488	584	273	88%
Non-Hispanic	2,814	2,858	3,005	3,490	3,987	1,173	42%
White	2,601	2,625	2,750	3,187	3,627	1,026	39%
Black	45	46	44	47	50	5	11%
American Indian	7	7	7	7	9	2	29%
Asian	43	57	70	90	115	72	167%
Hawaiian / Pacific Islander	14	16	17	20	22	8	57%
Other	8	6	6	6	7	-1	-13%
Two or More Races	96	101	111	133	157	61	64%

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	**1,393**	**1,393**	**1,527**	**1,881**	**1,881**	**488**	**35%**
Civilian Jobs	1,393	1,393	1,527	1,881	1,881	488	35%
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	**178**	**178**	**178**	**178**	**178**	**0**	**0%**
Developed Acres	**177**	**177**	**178**	**178**	**178**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	47	47	42	30	27	-20	-43%
Multiple Family	21	21	24	31	34	13	65%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	8	25	29	29	--
Industrial	4	4	4	1	1	-3	-73%
Commercial/Services	23	23	18	8	5	-19	-80%
Office	0	0	0	0	0	0	-100%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	50	50	50	50	50	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	26	26	26	26	26	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**-100%**
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	-100%
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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**42.0**	**42.0**	**49.0**	**68.3**	**72.9**	**30.8**	**73%**
Residential Density[4]	**26.2**	**26.6**	**26.6**	**28.9**	**32.0**	**5.8**	**22%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs (y-axis 0%–18%) for periods 2008-20, 2020-30, 2030-40, 2040-50. Legend: Tract 75.02, Region.
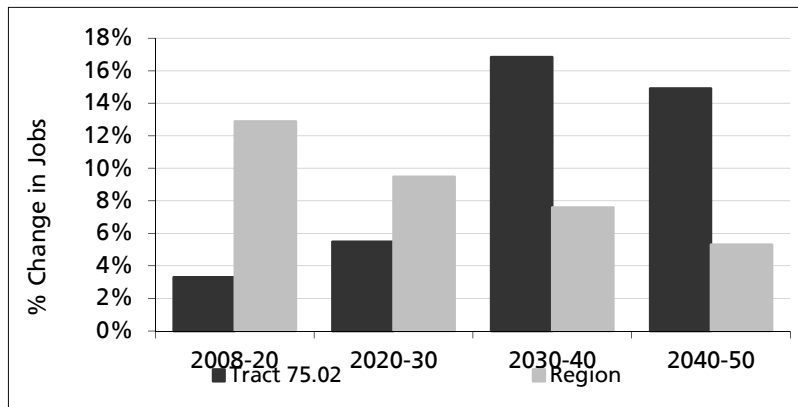
Notes:

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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