2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,473**	**5,775**	**5,926**	**5,921**	**5,884**	**411**	**8%**
Household Population	5,461	5,756	5,892	5,869	5,821	360	7%
Group Quarters Population	12	19	34	52	63	51	425%
Civilian	12	19	34	52	63	51	425%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,270**	**2,270**	**2,283**	**2,300**	**2,302**	**32**	**1%**
Single Family	1,955	1,955	1,967	1,937	1,937	-18	-1%
Multiple Family	195	195	195	242	242	47	24%
Mobile Homes	120	120	121	121	123	3	3%
Occupied Housing Units	**2,131**	**2,206**	**2,226**	**2,242**	**2,246**	**115**	**5%**
Single Family	1,829	1,906	1,923	1,895	1,895	66	4%
Multiple Family	191	187	188	232	232	41	21%
Mobile Homes	111	113	115	115	119	8	7%
Vacancy Rate	**6.1%**	**2.8%**	**2.5%**	**2.5%**	**2.4%**	**-3.7**	**-61%**
Single Family	6.4%	2.5%	2.2%	2.2%	2.2%	-4.2	-66%
Multiple Family	2.1%	4.1%	3.6%	4.1%	4.1%	2.0	95%
Mobile Homes	7.5%	5.8%	5.0%	5.0%	0.0%	-7.5	-100%
Persons per Household	**2.56**	**2.61**	**2.65**	**2.62**	**2.59**	**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	**5,473**	**5,775**	**5,926**	**5,921**	**5,884**	**411**	**8%**
Under 5	302	342	323	313	302	0	0%
5 to 9	419	433	428	430	404	-15	-4%
10 to 14	392	498	483	522	561	169	43%
15 to 17	237	270	275	264	296	59	25%
18 to 19	153	136	121	103	122	-31	-20%
20 to 24	362	388	432	410	428	66	18%
25 to 29	278	352	313	310	234	-44	-16%
30 to 34	233	241	200	194	196	-37	-16%
35 to 39	357	302	351	342	329	-28	-8%
40 to 44	446	388	417	397	451	5	1%
45 to 49	509	394	342	389	385	-124	-24%
50 to 54	413	334	283	329	309	-104	-25%
55 to 59	307	327	276	221	277	-30	-10%
60 to 61	133	144	136	127	158	25	19%
62 to 64	141	201	186	179	185	44	31%
65 to 69	200	344	373	320	279	79	40%
70 to 74	177	289	377	310	264	87	49%
75 to 79	165	190	319	351	269	104	63%
80 to 84	112	66	128	179	171	59	53%
85 and over	137	136	163	231	264	127	93%
Median Age	40.0	38.8	40.4	40.9	40.8	0.8	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,473**	**5,775**	**5,926**	**5,921**	**5,884**	**411**	**8%**
Hispanic	972	1,353	1,562	1,809	2,032	1,060	109%
Non-Hispanic	4,501	4,422	4,364	4,112	3,852	-649	-14%
White	3,930	3,738	3,603	3,314	2,982	-948	-24%
Black	57	73	81	76	84	27	47%
American Indian	18	13	19	15	18	0	0%
Asian	358	445	466	504	539	181	51%
Hawaiian / Pacific Islander	10	13	25	22	35	25	250%
Other	7	1	6	9	18	11	157%
Two or More Races	121	139	164	172	176	55	45%

GROWTH TRENDS IN TOTAL POPULATION
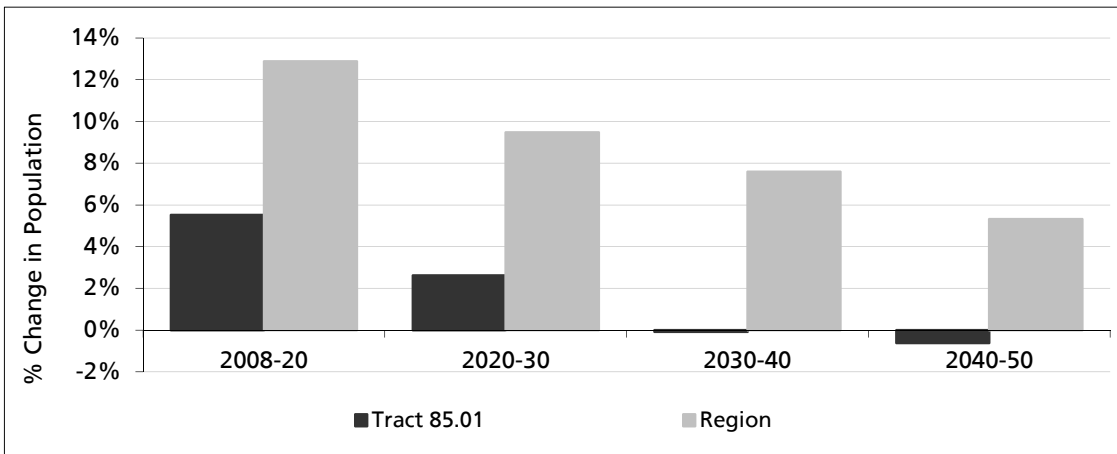
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**2,376**	**2,376**	**2,376**	**2,642**	**2,642**	**266**	**11%**
Civilian Jobs	2,376	2,376	2,376	2,642	2,642	266	11%
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	**731**	**731**	**731**	**731**	**731**	**0**	**0%**
Developed Acres	**728**	**728**	**731**	**731**	**731**	**3**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	325	325	328	326	326	1	0%
Multiple Family	16	16	16	18	18	2	13%
Mobile Homes	6	6	6	6	6	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	54	54	54	54	54	0	0%
Commercial/Services	5	5	5	5	5	0	0%
Office	5	5	5	5	5	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	151	151	151	151	151	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	156	156	156	156	156	0	0%
Vacant Developable Acres	**4**	**4**	**1**	**1**	**1**	**-3**	**-84%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	0	0	0	-3	-100%
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	1	1	1	1	1	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**32.1**	**32.1**	**32.1**	**35.7**	**35.7**	**3.6**	**11%**
Residential Density[4]	**6.5**	**6.5**	**6.5**	**6.6**	**6.6**	**0.0**	**1%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 85.01 ■ Region
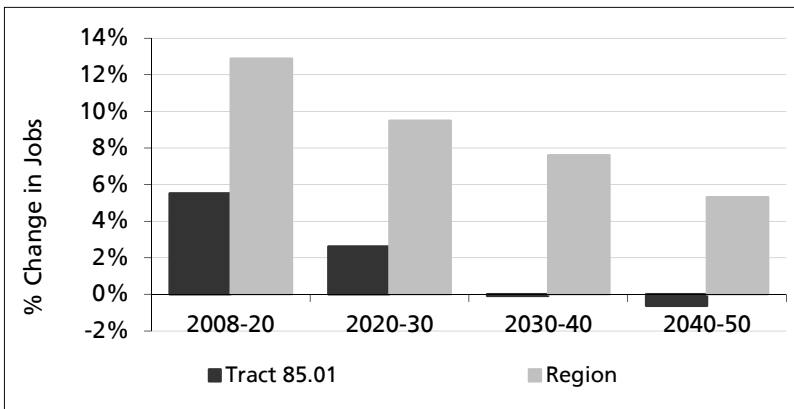
Notes:

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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