2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 101.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**3,668**	**3,806**	**3,895**	***3,942***	***3,995***	**327**	**9%**
Household Population	3,643	3,762	3,819	*3,828*	*3,855*	212	6%
Group Quarters Population	25	44	76	*114*	*140*	115	460%
Civilian	25	44	76	*114*	*140*	115	460%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,066**	**1,105**	**1,105**	***1,105***	***1,105***	**39**	**4%**
Single Family	933	972	972	*972*	*972*	39	4%
Multiple Family	133	133	133	*133*	*133*	0	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**1,032**	**1,059**	**1,064**	***1,066***	***1,066***	**34**	**3%**
Single Family	904	930	935	*938*	*938*	34	4%
Multiple Family	128	129	129	*128*	*128*	0	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**3.2%**	**4.2%**	**3.7%**	***3.5%***	***3.5%***	**0.3**	**9%**
Single Family	3.1%	4.3%	3.8%	*3.5%*	*3.5%*	0.4	13%
Multiple Family	3.8%	3.0%	3.0%	*3.8%*	*3.8%*	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**3.53**	**3.55**	**3.59**	***3.59***	***3.62***	**0.09**	**3%**

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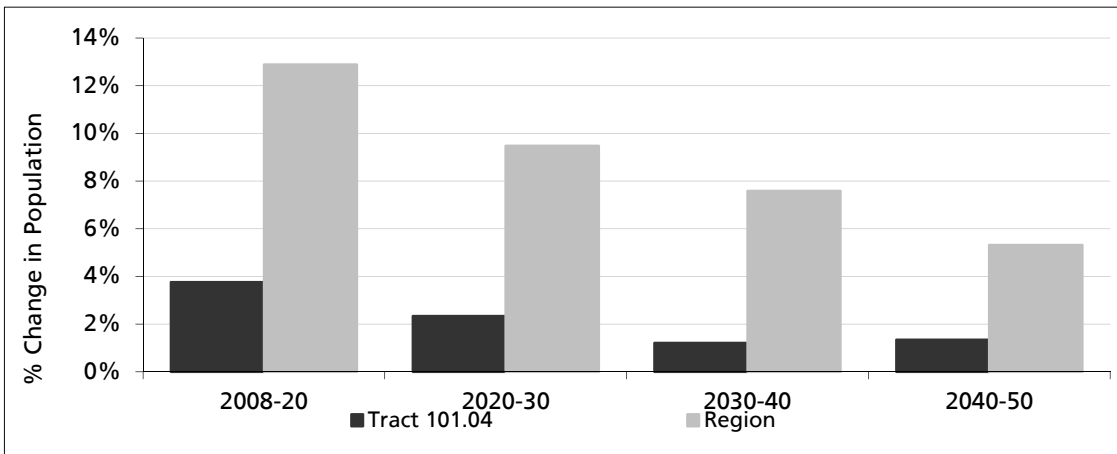
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,668**	**3,806**	**3,895**	**3,942**	**3,995**	**327**	**9%**
Under 5	300	291	288	290	276	-24	-8%
5 to 9	198	214	210	215	211	13	7%
10 to 14	209	214	193	194	191	-18	-9%
15 to 17	172	168	157	156	159	-13	-8%
18 to 19	145	125	125	130	137	-8	-6%
20 to 24	315	305	325	308	307	-8	-3%
25 to 29	345	352	352	335	333	-12	-3%
30 to 34	180	158	142	161	155	-25	-14%
35 to 39	139	97	99	94	97	-42	-30%
40 to 44	199	158	152	131	161	-38	-19%
45 to 49	211	173	147	158	156	-55	-26%
50 to 54	239	240	240	247	224	-15	-6%
55 to 59	229	257	241	220	243	14	6%
60 to 61	68	80	71	65	73	5	7%
62 to 64	104	162	159	165	166	62	60%
65 to 69	174	272	286	267	244	70	40%
70 to 74	172	252	305	292	289	117	68%
75 to 79	148	160	236	283	294	146	99%
80 to 84	80	75	110	149	165	85	106%
85 and over	41	53	57	82	114	73	178%
Median Age	34.2	38.9	41.9	43.4	44.1	9.9	29%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,668**	**3,806**	**3,895**	**3,942**	**3,995**	**327**	**9%**
Hispanic	1,509	1,776	1,967	2,201	2,469	960	64%
Non-Hispanic	2,159	2,030	1,928	1,741	1,526	-633	-29%
White	1,327	1,127	987	777	528	-799	-60%
Black	34	37	38	37	35	1	3%
American Indian	18	10	6	2	2	-16	-89%
Asian	558	612	642	662	690	132	24%
Hawaiian / Pacific Islander	28	21	15	11	9	-19	-68%
Other	0	0	0	0	0	0	0%
Two or More Races	194	223	240	252	262	68	35%

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	**342**	**342**	**342**	**342**	**342**	**0**	**0%**
Civilian Jobs	342	342	342	342	342	0	0%
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	**400**	**400**	**400**	**400**	**400**	**0**	**0%**
Developed Acres	**400**	**400**	**400**	**400**	**400**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	129	139	139	139	139	10	8%
Multiple Family	5	5	5	5	5	0	0%
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	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	27	27	27	27	27	0	0%
Roads and Freeways	68	68	68	68	68	0	0%
Agricultural and Extractive[2]	10	0	0	0	0	-10	-100%
Parks and Military Use	161	161	161	161	161	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
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	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]	**12.7**	**12.7**	**12.7**	**12.7**	**12.7**	**0.0**	**0%**
Residential Density[4]	**8.0**	**7.7**	**7.7**	**7.7**	**7.7**	**-0.3**	**-3%**

GROWTH TRENDS IN JOBS
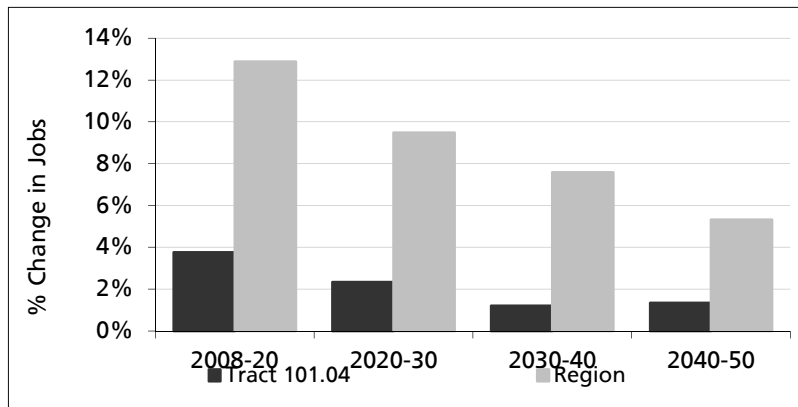
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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