2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 195.03

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**4,870**	**5,076**	**5,260**	***15,502***	***17,197***	**12,327**	**253%**
Household Population	4,837	5,006	5,105	*15,244*	*16,881*	12,044	249%
Group Quarters Population	33	70	155	*258*	*316*	283	858%
Civilian	33	70	155	*258*	*316*	283	858%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,533**	**1,533**	**1,530**	***4,588***	***5,092***	**3,559**	**232%**
Single Family	689	689	685	*536*	*529*	-160	-23%
Multiple Family	546	546	546	*3,781*	*4,289*	3,743	686%
Mobile Homes	298	298	299	*271*	*274*	-24	-8%
Occupied Housing Units	**1,391**	**1,435**	**1,445**	***4,372***	***4,907***	**3,516**	**253%**
Single Family	634	649	649	*508*	*500*	-134	-21%
Multiple Family	527	497	505	*3,599*	*4,139*	3,612	685%
Mobile Homes	230	289	291	*265*	*268*	38	17%
Vacancy Rate	**9.3%**	**6.4%**	**5.6%**	***4.7%***	***3.6%***	**-5.7**	**-61%**
Single Family	8.0%	5.8%	5.3%	*5.2%*	*5.5%*	-2.5	-31%
Multiple Family	3.5%	9.0%	7.5%	*4.8%*	*3.5%*	0.0	0%
Mobile Homes	22.8%	3.0%	2.7%	*2.2%*	*0.0%*	-22.8	-100%
Persons per Household	**3.48**	**3.49**	**3.53**	***3.49***	***3.44***	**-0.04**	**-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.
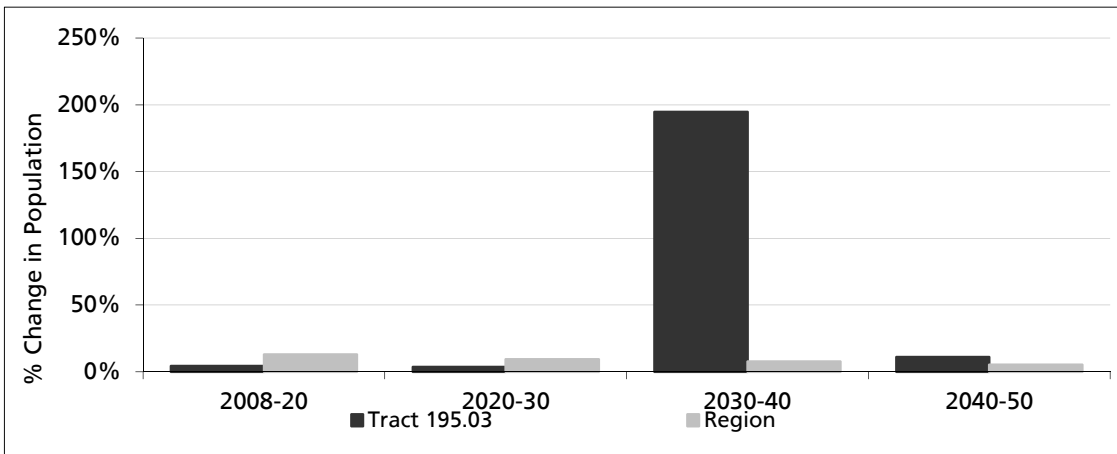
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,870**	**5,076**	**5,260**	**15,502**	**17,197**	**12,327**	**253%**
Under 5	543	533	554	1,568	1,586	1,043	192%
5 to 9	375	451	442	1,299	1,367	992	265%
10 to 14	395	456	443	1,253	1,361	966	245%
15 to 17	230	226	231	643	719	489	213%
18 to 19	126	107	115	322	347	221	175%
20 to 24	344	302	385	1,070	1,143	799	232%
25 to 29	326	352	348	1,054	1,098	772	237%
30 to 34	398	386	350	1,201	1,243	845	212%
35 to 39	437	394	454	1,294	1,475	1,038	238%
40 to 44	404	395	400	1,027	1,380	976	242%
45 to 49	398	382	342	1,117	1,214	816	205%
50 to 54	311	319	321	935	934	623	200%
55 to 59	209	257	255	677	842	633	303%
60 to 61	67	92	95	263	332	265	396%
62 to 64	64	109	117	364	401	337	527%
65 to 69	56	87	100	289	300	244	436%
70 to 74	47	71	95	286	335	288	613%
75 to 79	51	62	95	352	446	395	775%
80 to 84	37	38	53	200	233	196	530%
85 and over	52	57	65	288	441	389	748%
Median Age	31.2	31.4	31.6	32.3	33.9	2.7	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,870**	**5,076**	**5,260**	**15,502**	**17,197**	**12,327**	**253%**
Hispanic	2,766	3,297	3,690	11,292	12,887	10,121	366%
Non-Hispanic	2,104	1,779	1,570	4,210	4,310	2,206	105%
White	1,570	1,246	1,022	2,561	2,425	855	54%
Black	167	166	168	492	537	370	222%
American Indian	20	17	16	39	36	16	80%
Asian	162	168	181	580	702	540	333%
Hawaiian / Pacific Islander	49	47	44	115	126	77	157%
Other	18	21	21	60	66	48	267%
Two or More Races	118	114	118	363	418	300	254%

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	**2,613**	**2,613**	**2,895**	**5,481**	**5,729**	**3,116**	**119%**
Civilian Jobs	2,613	2,613	2,895	5,481	5,729	3,116	119%
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	**446**	**446**	**446**	**446**	**446**	**0**	**0%**
Developed Acres	**430**	**430**	**434**	**443**	**446**	**16**	**4%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	126	126	125	103	101	-25	-20%
Multiple Family	31	31	31	27	27	-4	-13%
Mobile Homes	30	30	30	29	29	-1	-3%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	111	119	119	--
Industrial	11	11	11	5	5	-6	-52%
Commercial/Services	93	93	95	31	29	-64	-69%
Office	8	8	12	7	5	-3	-39%
Schools	27	27	27	26	26	0	-2%
Roads and Freeways	101	101	101	101	101	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	4	0	0%
Vacant Developable Acres	**16**	**16**	**11**	**3**	**0**	**-16**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	5	0	0	0	-5	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	9	9	9	3	0	-9	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	2	2	0	0	-2	-100%
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]	**18.8**	**18.8**	**20.0**	**43.8**	**45.8**	**27.0**	**143%**
Residential Density[4]	**8.2**	**8.2**	**8.3**	**21.5**	**23.6**	**15.3**	**186%**

GROWTH TRENDS IN JOBS
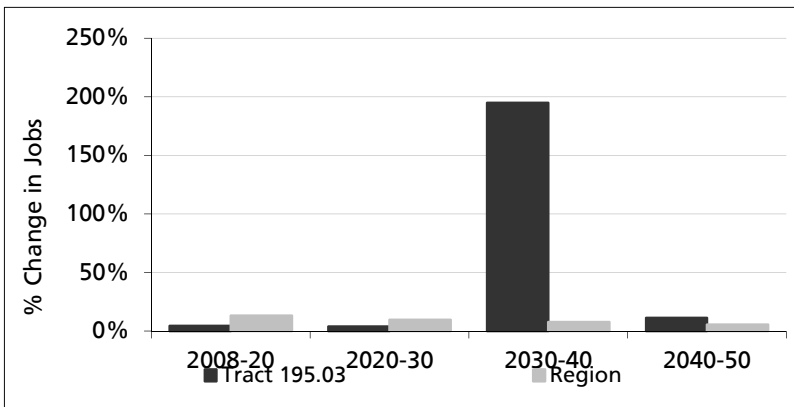
Notes:

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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