2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 120.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,667**	**3,830**	**3,909**	**3,958**	**3,313**	**-354**	**-10%**
Household Population	3,500	3,643	3,687	3,703	3,031	-469	-13%
Group Quarters Population	167	187	222	255	282	115	69%
Civilian	167	187	222	255	282	115	69%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,193**	**1,193**	**1,193**	**1,197**	**975**	**-218**	**-18%**
Single Family	376	376	376	380	373	-3	-1%
Multiple Family	817	817	817	817	602	-215	-26%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,134**	**1,174**	**1,175**	**1,179**	**961**	**-173**	**-15%**
Single Family	359	369	370	374	368	9	3%
Multiple Family	775	805	805	805	593	-182	-23%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.9%**	**1.6%**	**1.5%**	**1.5%**	**1.4%**	**-3.5**	**-71%**
Single Family	4.5%	1.9%	1.6%	1.6%	1.3%	-3.2	-71%
Multiple Family	5.1%	1.5%	1.5%	1.5%	1.5%	-3.6	-71%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.09**	**3.10**	**3.14**	**3.14**	**3.15**	**0.06**	**2%**

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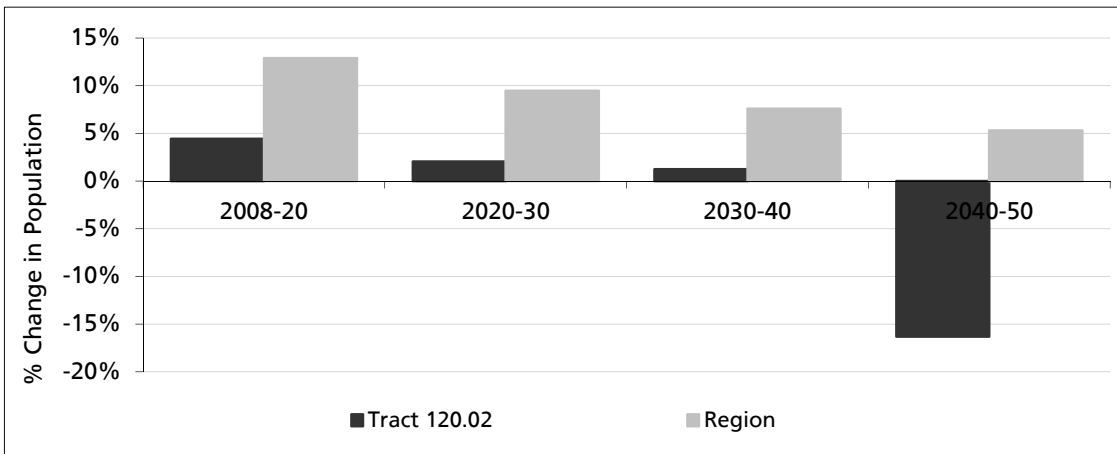
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,667**	**3,830**	**3,909**	**3,958**	**3,313**	**-354**	**-10%**
Under 5	247	225	205	195	147	-100	-40%
5 to 9	306	331	284	260	213	-93	-30%
10 to 14	215	238	203	175	144	-71	-33%
15 to 17	162	149	149	130	98	-64	-40%
18 to 19	104	75	87	69	54	-50	-48%
20 to 24	213	170	200	172	128	-85	-40%
25 to 29	248	228	205	200	144	-104	-42%
30 to 34	211	188	142	156	116	-95	-45%
35 to 39	195	161	150	134	111	-84	-43%
40 to 44	218	201	186	157	141	-77	-35%
45 to 49	239	225	198	190	159	-80	-33%
50 to 54	227	223	213	197	134	-93	-41%
55 to 59	205	262	245	218	183	-22	-11%
60 to 61	71	95	90	94	77	6	8%
62 to 64	81	141	148	153	125	44	54%
65 to 69	122	205	244	250	202	80	66%
70 to 74	157	215	291	318	283	126	80%
75 to 79	180	196	310	391	359	179	99%
80 to 84	165	172	232	303	259	94	57%
85 and over	101	130	127	196	236	135	134%
Median Age	38.3	43.7	48.6	53.6	56.8	18.5	48%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,667**	**3,830**	**3,909**	**3,958**	**3,313**	**-354**	**-10%**
Hispanic	1,296	1,494	1,653	1,805	1,599	303	23%
Non-Hispanic	2,371	2,336	2,256	2,153	1,714	-657	-28%
White	206	101	9	0	0	-206	-100%
Black	313	265	200	125	36	-277	-88%
American Indian	7	10	10	10	7	0	0%
Asian	1,655	1,755	1,804	1,767	1,448	-207	-13%
Hawaiian / Pacific Islander	35	34	33	32	27	-8	-23%
Other	4	6	10	13	13	9	225%
Two or More Races	151	165	190	206	183	32	21%

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	**445**	**445**	**455**	**455**	**959**	**514**	**116%**
Civilian Jobs	445	445	455	455	959	514	116%
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	**136**	**136**	**136**	**136**	**136**	**0**	**0%**
Developed Acres	**131**	**131**	**131**	**132**	**132**	**1**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	47	47	47	48	48	0	1%
Multiple Family	25	25	25	25	16	-9	-36%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	15	15	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	22	22	22	22	17	-4	-20%
Office	1	1	1	1	0	-1	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	33	33	33	33	33	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
Vacant Developable Acres	**3**	**3**	**3**	**3**	**3**	**-1**	**-19%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	3	3	3	3	3	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	**1**	**1**	**1**	**1**	**1**	**0**	**0%**
Employment Density[3]	**19.4**	**19.4**	**19.8**	**19.8**	**38.8**	**19.4**	**100%**
Residential Density[4]	**16.0**	**16.0**	**16.0**	**15.9**	**13.3**	**-2.7**	**-17%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 120.02 ■ Region
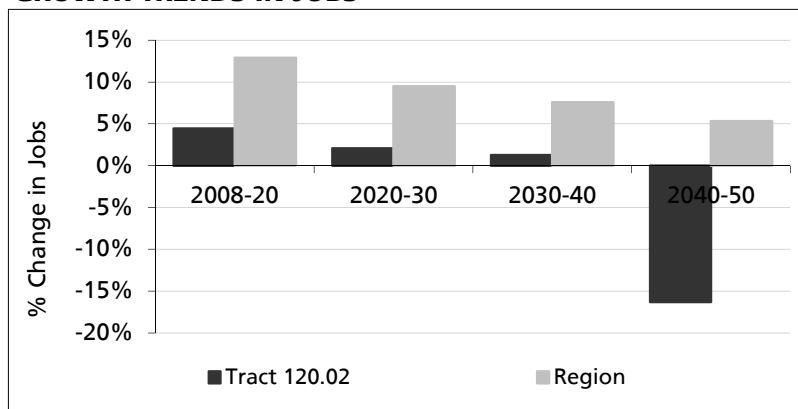
Notes:

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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