2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.09

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,784**	**3,786**	**3,851**	**3,955**	**4,020**	**236**	**6%**
Household Population	3,769	3,758	3,804	3,886	3,932	163	4%
Group Quarters Population	15	28	47	69	88	73	487%
Civilian	15	28	47	69	88	73	487%
Military	0	0	0	0	0	0	0%
Total Housing Units	**827**	**827**	**827**	**829**	**829**	**2**	**0%**
Single Family	781	781	781	781	781	0	0%
Multiple Family	46	46	46	48	48	2	4%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**806**	**806**	**810**	**812**	**815**	**9**	**1%**
Single Family	762	762	766	766	768	6	1%
Multiple Family	44	44	44	46	47	3	7%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.5%**	**2.5%**	**2.1%**	**2.1%**	**1.7%**	**-0.8**	**-32%**
Single Family	2.4%	2.4%	1.9%	1.9%	1.7%	-0.7	-29%
Multiple Family	4.3%	4.3%	4.3%	4.2%	2.1%	-2.2	-51%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.68**	**4.66**	**4.70**	**4.79**	**4.82**	**0.14**	**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.
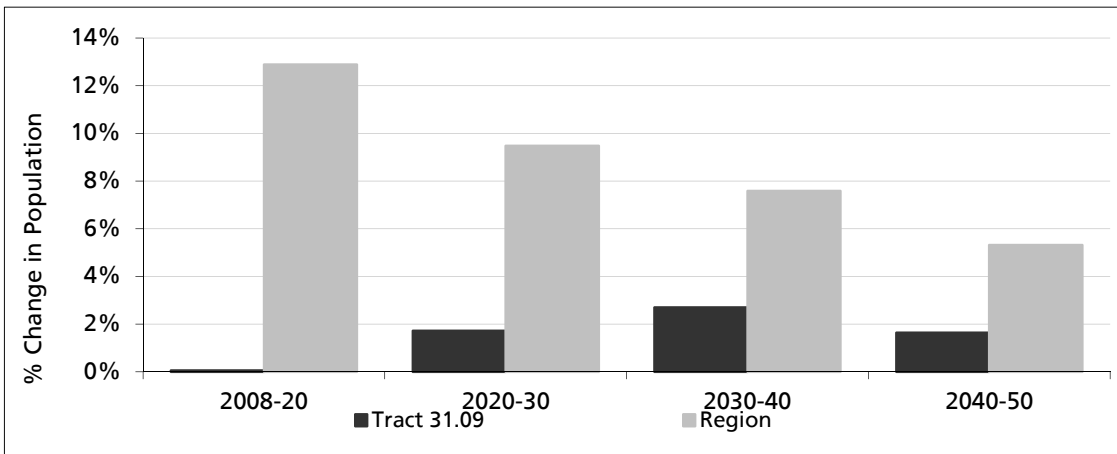
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,784**	**3,786**	**3,851**	**3,955**	**4,020**	**236**	**6%**
Under 5	227	198	179	185	185	-42	-19%
5 to 9	197	210	195	196	205	8	4%
10 to 14	195	216	191	190	199	4	2%
15 to 17	198	192	202	195	202	4	2%
18 to 19	152	105	133	124	124	-28	-18%
20 to 24	405	325	402	373	369	-36	-9%
25 to 29	364	301	299	330	316	-48	-13%
30 to 34	275	250	210	257	241	-34	-12%
35 to 39	184	166	152	155	172	-12	-7%
40 to 44	170	149	146	141	164	-6	-4%
45 to 49	233	211	200	194	214	-19	-8%
50 to 54	327	311	308	315	294	-33	-10%
55 to 59	330	379	359	349	347	17	5%
60 to 61	118	156	149	164	171	53	45%
62 to 64	109	174	175	175	180	71	65%
65 to 69	131	216	242	237	230	99	76%
70 to 74	73	106	142	148	157	84	115%
75 to 79	39	44	72	84	79	40	103%
80 to 84	29	33	47	65	70	41	141%
85 and over	28	44	48	78	101	73	261%
Median Age	32.8	37.9	38.8	39.1	39.9	7.1	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,784**	**3,786**	**3,851**	**3,955**	**4,020**	**236**	**6%**
Hispanic	296	333	360	400	437	141	48%
Non-Hispanic	3,488	3,453	3,491	3,555	3,583	95	3%
White	158	133	119	104	86	-72	-46%
Black	171	157	144	128	110	-61	-36%
American Indian	2	2	2	2	2	0	0%
Asian	2,994	2,991	3,042	3,120	3,168	174	6%
Hawaiian / Pacific Islander	21	19	17	17	17	-4	-19%
Other	17	22	26	29	33	16	94%
Two or More Races	125	129	141	155	167	42	34%

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	**228**	**228**	**228**	**228**	**228**	**0**	**0%**
Civilian Jobs	228	228	228	228	228	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	**268**	**268**	**268**	**268**	**268**	**0**	**0%**
Developed Acres	**268**	**268**	**268**	**268**	**268**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	160	160	160	160	160	0	0%
Multiple Family	3	3	3	3	3	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	13	13	13	13	13	0	0%
Roads and Freeways	53	53	53	53	53	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	39	39	39	39	39	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]	**17.5**	**17.5**	**17.5**	**17.5**	**17.5**	**0.0**	**0%**
Residential Density[4]	**5.1**	**5.1**	**5.1**	**5.1**	**5.1**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
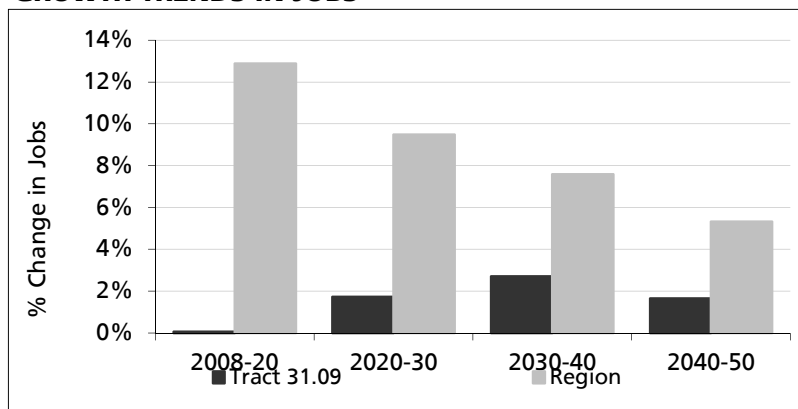
Notes:

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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