2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 17 - Elliot-Navajo

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**89,580**	**103,170**	**111,704**	**120,190**	**131,255**	**41,675**	**47%**
Household Population	88,950	102,402	110,662	118,803	129,610	40,660	46%
Group Quarters Population	630	768	1,042	1,387	1,645	1,015	161%
Civilian	630	768	1,042	1,387	1,645	1,015	161%
Military	0	0	0	0	0	0	0%
Total Housing Units	**36,368**	**41,434**	**44,712**	**47,979**	**52,620**	**16,252**	**45%**
Single Family	26,186	27,485	27,879	27,982	28,088	1,902	7%
Multiple Family	9,812	13,885	16,769	19,938	24,532	14,720	150%
Mobile Homes	370	64	64	59	0	-370	-100%
Occupied Housing Units	**34,709**	**39,827**	**43,117**	**46,304**	**50,848**	**16,139**	**46%**
Single Family	25,016	26,487	26,994	27,121	27,260	2,244	9%
Multiple Family	9,353	13,281	16,065	19,125	23,588	14,235	152%
Mobile Homes	340	59	58	58	0	-340	-100%
Vacancy Rate	**4.6%**	**3.9%**	**3.6%**	**3.5%**	**3.4%**	**-1.2**	**-26%**
Single Family	4.5%	3.6%	3.2%	3.1%	2.9%	-1.6	-36%
Multiple Family	4.7%	4.4%	4.2%	4.1%	3.8%	-0.9	-19%
Mobile Homes	8.1%	7.8%	9.4%	1.7%	0.0%	-8.1	-100%
Persons per Household	**2.56**	**2.57**	**2.57**	**2.57**	**2.55**	**-0.01**	**0%**

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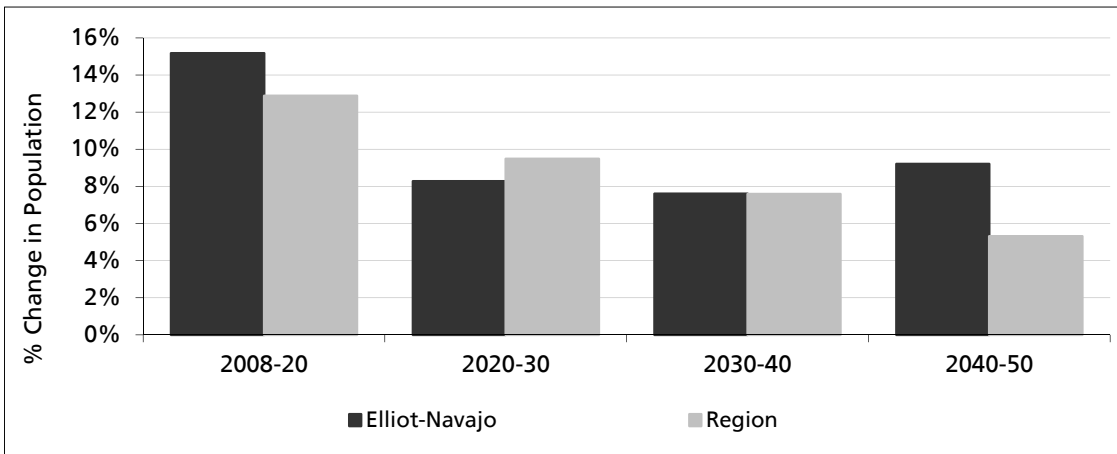
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**89,580**	**103,170**	**111,704**	**120,190**	**131,255**	**41,675**	**47%**
Under 5	6,559	6,875	7,287	7,571	8,026	1,467	22%
5 to 9	6,083	6,520	6,989	7,361	7,799	1,716	28%
10 to 14	5,518	6,177	6,281	6,751	7,215	1,697	31%
15 to 17	3,200	3,392	3,312	3,638	3,961	761	24%
18 to 19	1,938	1,869	1,743	1,833	1,986	48	2%
20 to 24	4,573	4,790	5,214	5,302	5,910	1,337	29%
25 to 29	4,957	6,378	6,676	6,786	7,587	2,630	53%
30 to 34	6,052	6,885	6,953	7,767	8,213	2,161	36%
35 to 39	6,787	6,239	7,593	8,081	8,474	1,687	25%
40 to 44	6,317	5,702	6,450	6,654	7,798	1,481	23%
45 to 49	6,704	5,934	5,230	6,791	7,597	893	13%
50 to 54	6,175	5,965	5,361	6,339	6,835	660	11%
55 to 59	5,653	7,122	6,174	5,629	7,687	2,034	36%
60 to 61	2,298	3,116	2,805	2,506	3,472	1,174	51%
62 to 64	2,692	4,594	4,172	3,993	4,582	1,890	70%
65 to 69	3,771	7,122	8,221	7,425	7,129	3,358	89%
70 to 74	3,094	5,881	7,804	7,331	7,104	4,010	130%
75 to 79	2,860	3,796	6,262	7,486	6,985	4,125	144%
80 to 84	2,331	2,358	4,212	5,812	5,689	3,358	144%
85 and over	2,018	2,455	2,965	5,134	7,206	5,188	257%
Median Age	39.4	42.2	42.9	43.8	44.1	4.7	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**89,580**	**103,170**	**111,704**	**120,190**	**131,255**	**41,675**	**47%**
Hispanic	10,227	13,945	16,770	19,871	23,474	13,247	130%
Non-Hispanic	79,353	89,225	94,934	100,319	107,781	28,428	36%
White	63,738	69,708	72,585	75,144	79,294	15,556	24%
Black	4,223	5,442	6,359	7,230	8,270	4,047	96%
American Indian	399	511	551	565	571	172	43%
Asian	6,931	8,644	9,803	11,044	12,532	5,601	81%
Hawaiian / Pacific Islander	404	565	663	757	848	444	110%
Other	271	330	375	417	464	193	71%
Two or More Races	3,387	4,025	4,598	5,162	5,802	2,415	71%

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	**27,040**	**28,308**	**31,938**	**36,126**	**39,926**	**12,886**	**48%**
Civilian Jobs	27,040	28,308	31,938	36,126	39,926	12,886	48%
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	**31,092**	**31,092**	**31,092**	**31,092**	**31,092**	**0**	**0%**
Developed Acres	**27,716**	**28,156**	**28,325**	**28,443**	**28,558**	**842**	**3%**
Low Density Single Family	26	44	44	44	44	18	71%
Single Family	4,673	5,012	5,088	5,089	5,089	415	9%
Multiple Family	403	509	519	546	607	204	51%
Mobile Homes	44	10	10	10	0	-44	-100%
Other Residential	13	13	13	13	13	0	0%
Mixed Use	0	12	61	104	145	145	--
Industrial	501	500	532	558	563	62	12%
Commercial/Services	866	862	832	823	803	-63	-7%
Office	40	29	32	36	41	1	3%
Schools	560	571	590	612	646	86	15%
Roads and Freeways	2,469	2,469	2,469	2,469	2,469	0	0%
Agricultural and Extractive[2]	167	167	167	167	167	0	0%
Parks and Military Use	17,954	17,958	17,966	17,972	17,972	18	0%
Vacant Developable Acres	**880**	**439**	**271**	**153**	**37**	**-842**	**-96%**
Low Density Single Family	18	0	0	0	0	-18	-100%
Single Family	407	81	5	5	5	-402	-99%
Multiple Family	93	35	25	13	0	-93	-100%
Mixed Use	17	17	17	17	0	-17	-100%
Industrial	208	185	134	65	20	-188	-90%
Commercial/Services	4	4	3	1	0	-4	-100%
Office	18	17	13	7	0	-18	-100%
Schools	97	86	66	44	11	-86	-89%
Parks and Other	20	16	8	2	2	-18	-90%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**2,496**	**2,496**	**2,496**	**2,496**	**2,496**	**0**	**0%**
Employment Density[3]	**13.8**	**14.4**	**15.8**	**17.4**	**18.8**	**5.0**	**37%**
Residential Density[4]	**7.0**	**7.4**	**7.8**	**8.3**	**9.0**	**2.0**	**28%**

GROWTH TRENDS IN JOBS

Legend: ■ Elliot-Navajo ■ Region
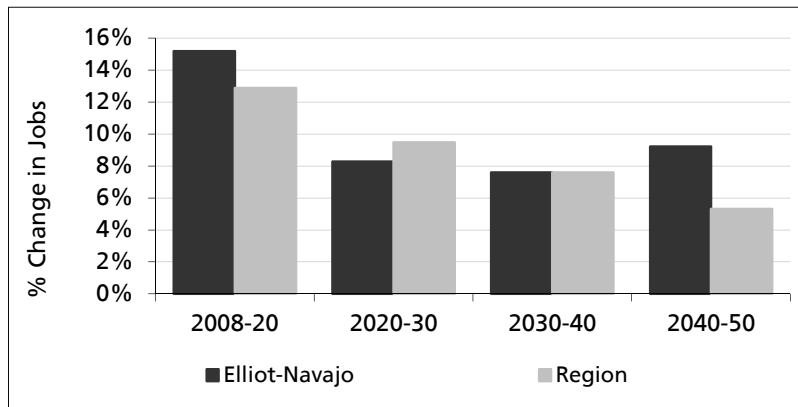
Notes:

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).

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