2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 39.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,853**	**4,869**	**4,814**	**4,965**	**4,995**	**142**	**3%**
Household Population	4,853	4,869	4,814	4,965	4,995	142	3%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,216**	**1,216**	**1,210**	**1,259**	**1,268**	**52**	**4%**
Single Family	859	859	767	712	717	-142	-17%
Multiple Family	357	357	443	547	551	194	54%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,133**	**1,134**	**1,123**	**1,158**	**1,171**	**38**	**3%**
Single Family	796	810	728	674	681	-115	-14%
Multiple Family	337	324	395	484	490	153	45%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.8%**	**6.7%**	**7.2%**	**8.0%**	**7.6%**	**0.8**	**12%**
Single Family	7.3%	5.7%	5.1%	5.3%	5.0%	-2.3	-32%
Multiple Family	5.6%	9.2%	10.8%	11.5%	11.1%	5.5	98%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.28**	**4.29**	**4.29**	**4.29**	**4.27**	**-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.
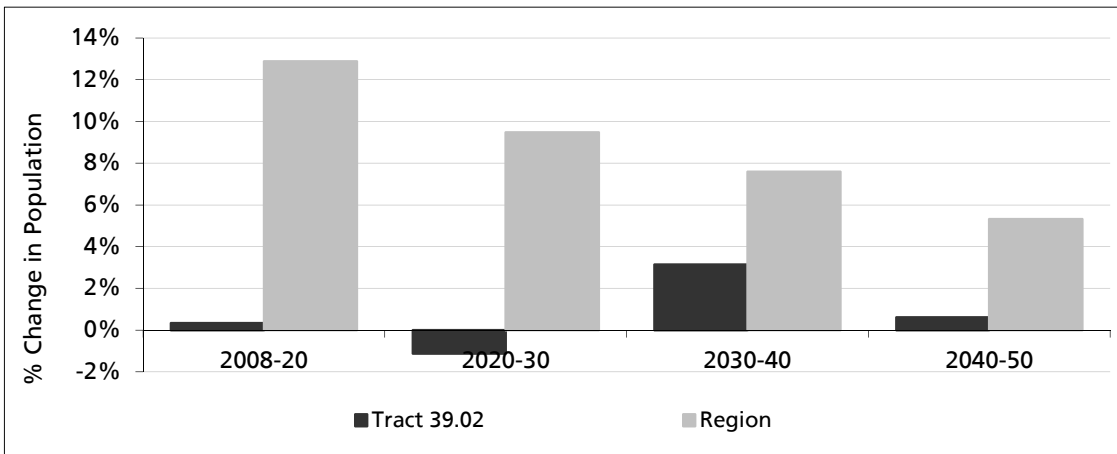
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,853**	**4,869**	**4,814**	**4,965**	**4,995**	**142**	**3%**
Under 5	548	505	480	489	463	-85	-16%
5 to 9	423	504	452	465	446	23	5%
10 to 14	440	498	455	450	455	15	3%
15 to 17	339	301	304	286	294	-45	-13%
18 to 19	187	149	177	165	170	-17	-9%
20 to 24	400	318	410	397	392	-8	-2%
25 to 29	465	442	404	445	419	-46	-10%
30 to 34	486	413	327	416	399	-87	-18%
35 to 39	432	372	371	352	375	-57	-13%
40 to 44	307	309	280	244	306	-1	0%
45 to 49	282	309	273	303	301	19	7%
50 to 54	204	249	257	254	224	20	10%
55 to 59	142	206	223	210	237	95	67%
60 to 61	45	73	93	105	112	67	149%
62 to 64	49	84	103	120	118	69	141%
65 to 69	43	69	98	116	111	68	158%
70 to 74	29	37	58	75	82	53	183%
75 to 79	13	13	24	34	39	26	200%
80 to 84	14	12	18	29	36	22	157%
85 and over	5	6	7	10	16	11	220%
Median Age	26.0	26.8	26.6	27.6	28.3	2.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,853**	**4,869**	**4,814**	**4,965**	**4,995**	**142**	**3%**
Hispanic	4,381	4,476	4,466	4,655	4,714	333	8%
Non-Hispanic	472	393	348	310	281	-191	-40%
White	0	0	0	0	0	0	0%
Black	353	288	248	213	183	-170	-48%
American Indian	9	7	6	6	6	-3	-33%
Asian	53	49	46	45	46	-7	-13%
Hawaiian / Pacific Islander	10	10	10	9	9	-1	-10%
Other	20	15	13	13	13	-7	-35%
Two or More Races	27	24	25	24	24	-3	-11%

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	**1,411**	**1,414**	**1,695**	**1,708**	**1,711**	**300**	**21%**
Civilian Jobs	1,411	1,414	1,695	1,708	1,711	300	21%
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	**295**	**295**	**295**	**295**	**295**	**0**	**0%**
Developed Acres	**286**	**286**	**292**	**294**	**295**	**9**	**3%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	70	70	63	57	58	-12	-17%
Multiple Family	9	9	17	23	23	14	160%
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	--
Industrial	13	13	10	10	10	-4	-28%
Commercial/Services	18	18	28	28	28	10	52%
Office	0	0	0	0	0	0	0%
Schools	27	27	27	27	27	0	0%
Roads and Freeways	124	124	124	124	124	0	0%
Agricultural and Extractive[2]	3	3	0	0	0	-3	-100%
Parks and Military Use	21	21	24	24	24	3	15%
Vacant Developable Acres	**10**	**10**	**3**	**1**	**0**	**-9**	**-97%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	0	-1	-89%
Multiple Family	5	5	1	0	0	-4	-96%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	3	3	0	0	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**23.8**	**23.8**	**26.1**	**26.2**	**26.2**	**2.4**	**10%**
Residential Density[4]	**15.4**	**15.4**	**15.2**	**15.6**	**15.5**	**0.1**	**1%**

GROWTH TRENDS IN JOBS
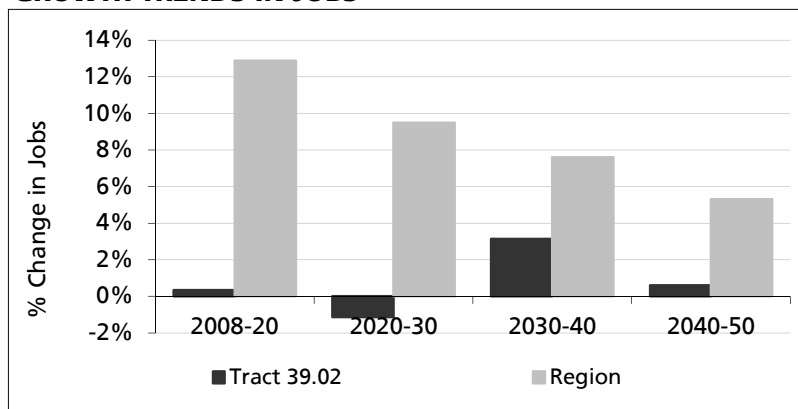
Notes:

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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