2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.17

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,157**	**4,313**	**4,247**	**4,245**	**4,271**	**114**	**3%**
Household Population	4,157	4,313	4,247	4,245	4,271	114	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	**1,646**	**1,708**	**1,651**	**1,635**	**1,645**	**-1**	**0%**
Single Family	487	502	407	374	374	-113	-23%
Multiple Family	621	649	686	703	703	82	13%
Mobile Homes	538	557	558	558	568	30	6%
Occupied Housing Units	**1,610**	**1,644**	**1,592**	**1,577**	**1,590**	**-20**	**-1%**
Single Family	487	481	389	357	358	-129	-26%
Multiple Family	608	635	673	688	688	80	13%
Mobile Homes	515	528	530	532	544	29	6%
Vacancy Rate	**2.2%**	**3.7%**	**3.6%**	**3.5%**	**3.3%**	**1.1**	**50%**
Single Family	0.0%	4.2%	4.4%	4.5%	4.3%	4.3	0%
Multiple Family	2.1%	2.2%	1.9%	2.1%	2.1%	0.0	0%
Mobile Homes	4.3%	5.2%	5.0%	4.7%	0.0%	-4.3	-100%
Persons per Household	**2.58**	**2.62**	**2.67**	**2.69**	**2.69**	**0.11**	**4%**

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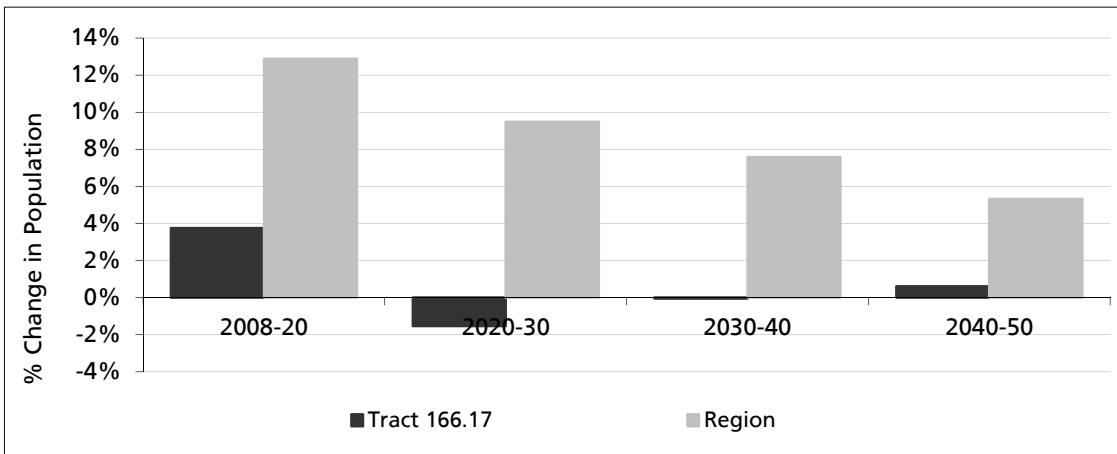
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,157**	**4,313**	**4,247**	**4,245**	**4,271**	**114**	**3%**
Under 5	182	160	147	133	131	-51	-28%
5 to 9	181	170	159	149	147	-34	-19%
10 to 14	261	251	218	212	208	-53	-20%
15 to 17	163	146	123	123	118	-45	-28%
18 to 19	114	95	78	71	71	-43	-38%
20 to 24	304	279	262	234	234	-70	-23%
25 to 29	231	269	241	216	224	-7	-3%
30 to 34	223	220	192	194	186	-37	-17%
35 to 39	241	180	194	184	172	-69	-29%
40 to 44	256	201	195	176	184	-72	-28%
45 to 49	302	236	178	211	214	-88	-29%
50 to 54	306	259	194	205	204	-102	-33%
55 to 59	241	276	210	166	205	-36	-15%
60 to 61	103	124	99	75	93	-10	-10%
62 to 64	118	193	167	154	152	34	29%
65 to 69	194	327	344	286	249	55	28%
70 to 74	164	287	341	285	254	90	55%
75 to 79	182	220	332	362	307	125	69%
80 to 84	214	211	341	447	438	224	105%
85 and over	177	209	232	362	480	303	171%
Median Age	43.5	48.9	53.5	55.4	56.0	12.5	29%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,157**	**4,313**	**4,247**	**4,245**	**4,271**	**114**	**3%**
Hispanic	697	813	842	870	901	204	29%
Non-Hispanic	3,460	3,500	3,405	3,375	3,370	-90	-3%
White	3,122	3,131	3,029	2,989	2,973	-149	-5%
Black	60	70	71	67	70	10	17%
American Indian	11	10	7	6	6	-5	-45%
Asian	94	113	122	132	141	47	50%
Hawaiian / Pacific Islander	17	16	14	14	14	-3	-18%
Other	3	3	3	3	3	0	0%
Two or More Races	153	157	159	164	163	10	7%

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	**2,647**	**2,963**	**3,893**	**5,110**	**5,380**	**2,733**	**103%**
Civilian Jobs	2,647	2,963	3,893	5,110	5,380	2,733	103%
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	**417**	**417**	**417**	**417**	**417**	**0**	**0%**
Developed Acres	**345**	**349**	**361**	**382**	**387**	**42**	**12%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	76	65	45	33	33	-42	-56%
Multiple Family	28	30	33	38	38	10	35%
Mobile Homes	69	68	68	68	68	-1	-1%
Other Residential	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	72	63	90	106	106	34	47%
Commercial/Services	45	44	47	57	62	17	38%
Office	4	4	4	5	5	1	28%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	45	68	68	68	68	24	53%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	0	0%
Vacant Developable Acres	**72**	**68**	**56**	**35**	**30**	**-42**	**-59%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
Multiple Family	7	5	5	0	0	-7	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	19	19	9	0	0	-19	-100%
Commercial/Services	15	15	12	5	0	-15	-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	30	30	30	30	30	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**21.9**	**26.8**	**27.7**	**30.5**	**31.1**	**9.2**	**42%**
Residential Density[4]	**9.5**	**10.5**	**11.3**	**11.7**	**11.8**	**2.3**	**24%**

GROWTH TRENDS IN JOBS
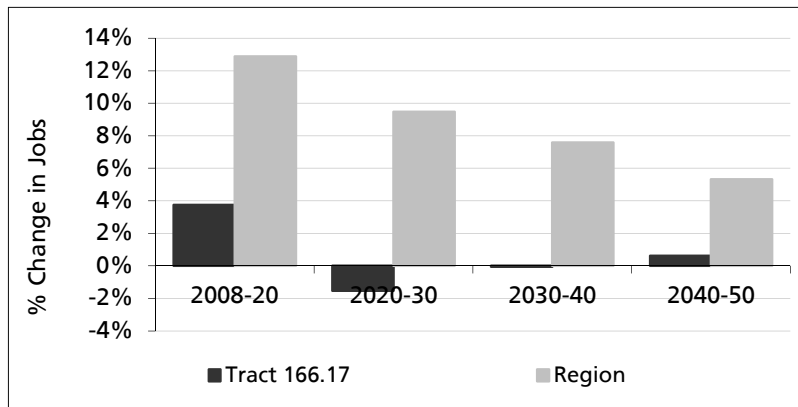
Notes:

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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