2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 189.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,755**	**6,910**	**8,109**	**8,622**	**8,687**	**1,932**	**29%**
Household Population	6,714	6,866	8,053	8,558	8,607	1,893	28%
Group Quarters Population	41	44	56	64	80	39	95%
Civilian	41	44	56	64	80	39	95%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,152**	**2,125**	**2,458**	**2,559**	**2,556**	**404**	**19%**
Single Family	1,090	1,087	1,422	1,534	1,534	444	41%
Multiple Family	789	789	789	789	789	0	0%
Mobile Homes	273	249	247	236	233	-40	-15%
Occupied Housing Units	**2,009**	**2,045**	**2,380**	**2,483**	**2,484**	**475**	**24%**
Single Family	1,070	1,055	1,387	1,500	1,502	432	40%
Multiple Family	692	763	766	766	768	76	11%
Mobile Homes	247	227	227	217	214	-33	-13%
Vacancy Rate	**6.6%**	**3.8%**	**3.2%**	**3.0%**	**2.8%**	**-3.8**	**-58%**
Single Family	1.8%	2.9%	2.5%	2.2%	2.1%	0.3	17%
Multiple Family	12.3%	3.3%	2.9%	2.9%	2.7%	-9.6	-78%
Mobile Homes	9.5%	8.8%	8.1%	8.1%	0.0%	-9.5	-100%
Persons per Household	**3.34**	**3.36**	**3.38**	**3.45**	**3.46**	**0.12**	**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.
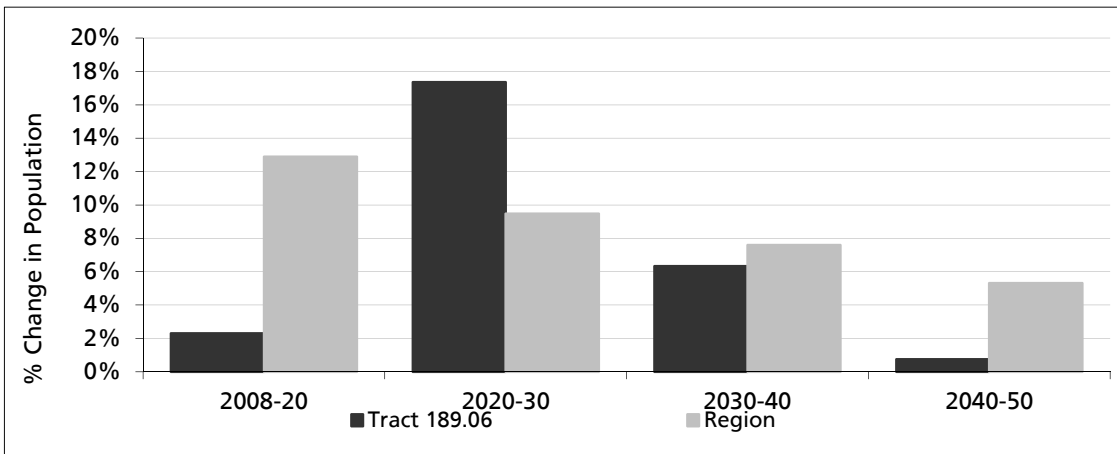
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,755**	**6,910**	**8,109**	**8,622**	**8,687**	**1,932**	**29%**
Under 5	697	646	738	764	721	24	3%
5 to 9	581	641	708	749	732	151	26%
10 to 14	469	538	600	618	627	158	34%
15 to 17	322	303	361	361	374	52	16%
18 to 19	179	145	192	185	190	11	6%
20 to 24	429	357	512	506	503	74	17%
25 to 29	801	834	923	985	953	152	19%
30 to 34	734	682	695	871	851	117	16%
35 to 39	452	408	531	543	586	134	30%
40 to 44	327	337	395	356	453	126	39%
45 to 49	352	346	366	419	413	61	17%
50 to 54	320	313	357	373	333	13	4%
55 to 59	284	334	375	359	403	119	42%
60 to 61	105	138	164	164	180	75	71%
62 to 64	124	185	199	203	195	71	57%
65 to 69	152	226	293	286	252	100	66%
70 to 74	95	134	181	170	160	65	68%
75 to 79	113	118	199	237	217	104	92%
80 to 84	82	71	123	170	164	82	100%
85 and over	137	154	197	303	380	243	177%
Median Age	29.4	29.9	30.1	30.8	31.4	2.0	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,755**	**6,910**	**8,109**	**8,622**	**8,687**	**1,932**	**29%**
Hispanic	3,836	4,451	5,610	6,276	6,600	2,764	72%
Non-Hispanic	2,919	2,459	2,499	2,346	2,087	-832	-29%
White	2,451	2,005	1,990	1,829	1,583	-868	-35%
Black	179	172	183	171	153	-26	-15%
American Indian	24	17	15	13	12	-12	-50%
Asian	121	131	160	178	185	64	53%
Hawaiian / Pacific Islander	9	8	8	8	8	-1	-11%
Other	8	7	7	7	7	-1	-13%
Two or More Races	127	119	136	140	139	12	9%

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	**607**	**844**	**1,179**	**1,362**	**1,416**	**809**	**133%**
Civilian Jobs	607	844	1,179	1,362	1,416	809	133%
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	**1,100**	**1,100**	**1,100**	**1,100**	**1,100**	**0**	**0%**
Developed Acres	**960**	**966**	**1,081**	**1,098**	**1,098**	**138**	**14%**
Low Density Single Family	13	1	1	1	1	-12	-96%
Single Family	505	509	730	772	772	267	53%
Multiple Family	32	32	32	32	32	0	0%
Mobile Homes	27	27	27	27	27	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	59	65	65	65	65	6	10%
Commercial/Services	42	50	63	68	68	26	62%
Office	1	3	5	7	8	7	458%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	65	65	65	65	65	0	0%
Agricultural and Extractive[2]	159	158	37	6	4	-155	-97%
Parks and Military Use	57	57	57	57	57	0	0%
Vacant Developable Acres	**138**	**132**	**18**	**0**	**0**	**-138**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	119	119	13	0	0	-118	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	6	0	0	0	0	-6	-100%
Commercial/Services	14	14	5	0	0	-14	-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	0	0	0	0	0	0	0%
Constrained Acres	**2**	**2**	**2**	**2**	**2**	**0**	**0%**
Employment Density[3]	**5.9**	**7.2**	**8.9**	**9.8**	**10.1**	**4.1**	**70%**
Residential Density[4]	**3.7**	**3.7**	**3.1**	**3.1**	**3.1**	**-0.7**	**-18%**

GROWTH TRENDS IN JOBS
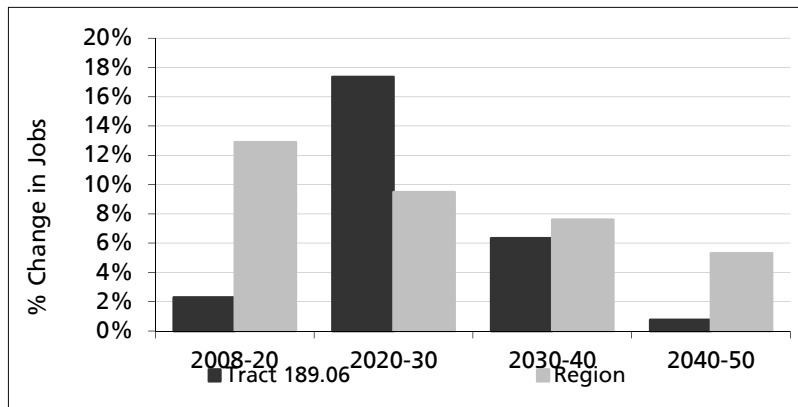
Notes:

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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