2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 186.13

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,600**	**3,672**	**4,052**	**4,183**	**4,242**	**642**	**18%**
Household Population	3,580	3,636	3,974	4,053	4,077	497	14%
Group Quarters Population	20	36	78	130	165	145	725%
Civilian	20	36	78	130	165	145	725%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,225**	**1,225**	**1,324**	**1,324**	**1,324**	**99**	**8%**
Single Family	609	609	708	708	708	99	16%
Multiple Family	616	616	616	616	616	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,181**	**1,190**	**1,288**	**1,290**	**1,291**	**110**	**9%**
Single Family	595	591	688	689	690	95	16%
Multiple Family	586	599	600	601	601	15	3%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.6%**	**2.9%**	**2.7%**	**2.6%**	**2.5%**	**-1.1**	**-31%**
Single Family	2.3%	3.0%	2.8%	2.7%	2.5%	0.2	9%
Multiple Family	4.9%	2.8%	2.6%	2.4%	2.4%	-2.5	-51%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.03**	**3.06**	**3.09**	**3.14**	**3.16**	**0.13**	**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.
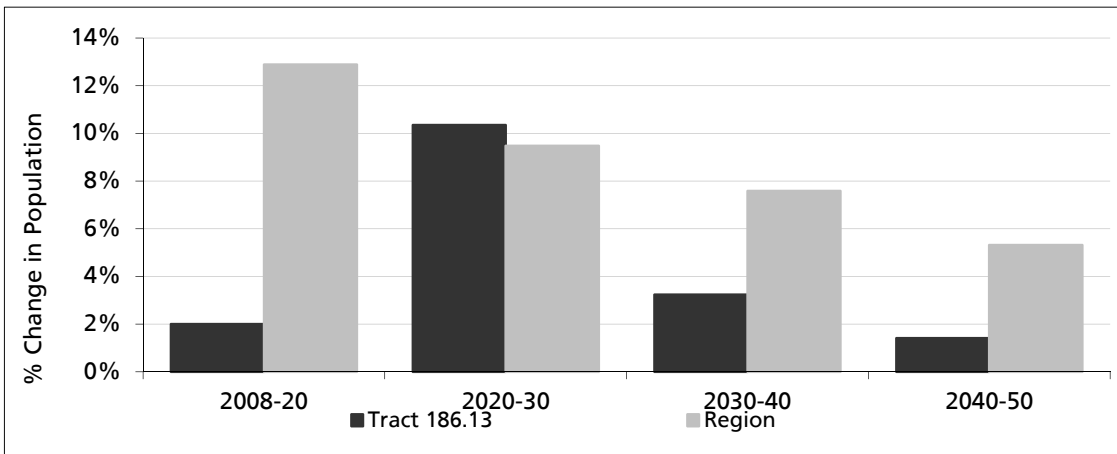
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,600**	**3,672**	**4,052**	**4,183**	**4,242**	**642**	**18%**
Under 5	349	311	336	319	288	-61	-17%
5 to 9	380	398	436	439	410	30	8%
10 to 14	242	271	235	273	283	41	17%
15 to 17	135	137	143	151	188	53	39%
18 to 19	109	95	116	94	87	-22	-20%
20 to 24	233	187	247	210	261	28	12%
25 to 29	274	294	289	324	300	26	9%
30 to 34	305	285	283	311	303	-2	-1%
35 to 39	269	244	290	273	278	9	3%
40 to 44	267	214	268	245	282	15	6%
45 to 49	246	200	163	233	224	-22	-9%
50 to 54	172	192	239	232	198	26	15%
55 to 59	149	163	177	170	203	54	36%
60 to 61	35	86	53	56	65	30	86%
62 to 64	81	107	107	89	118	37	46%
65 to 69	71	126	190	161	135	64	90%
70 to 74	71	121	148	158	162	91	128%
75 to 79	57	103	117	137	135	78	137%
80 to 84	76	70	101	160	142	66	87%
85 and over	79	68	114	148	180	101	128%
Median Age	31.3	32.5	34.0	34.5	35.0	3.7	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,600**	**3,672**	**4,052**	**4,183**	**4,242**	**642**	**18%**
Hispanic	1,266	1,523	1,812	2,051	2,158	892	70%
Non-Hispanic	2,334	2,149	2,240	2,132	2,084	-250	-11%
White	1,399	1,218	1,230	1,136	1,081	-318	-23%
Black	374	352	344	289	239	-135	-36%
American Indian	21	22	17	11	15	-6	-29%
Asian	260	296	356	390	420	160	62%
Hawaiian / Pacific Islander	57	34	42	36	33	-24	-42%
Other	7	20	11	15	19	12	171%
Two or More Races	216	207	240	255	277	61	28%

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	**275**	**275**	**275**	*275*	*275*	**0**	**0%**
Developed Acres	**260**	**260**	**275**	*275*	*275*	**15**	**6%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	91	91	107	*107*	*107*	15	17%
Multiple Family	43	43	43	*43*	*43*	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	3	3	3	*3*	*3*	0	0%
Office	0	0	0	*0*	*0*	0	0%
Schools	15	15	15	*15*	*15*	0	0%
Roads and Freeways	32	32	32	*32*	*32*	0	0%
Agricultural and Extractive[2]	17	17	17	*17*	*17*	0	0%
Parks and Military Use	59	59	59	*59*	*59*	0	0%
Vacant Developable Acres	**15**	**15**	**0**	*0*	*0*	**-15**	**-100%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	15	15	0	*0*	*0*	-15	-100%
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]	**13.0**	**13.0**	**13.0**	*13.0*	*13.0*	**0.0**	**0%**
Residential Density[4]	**9.1**	**9.1**	**8.9**	*8.9*	*8.9*	**-0.3**	**-3%**

GROWTH TRENDS IN JOBS
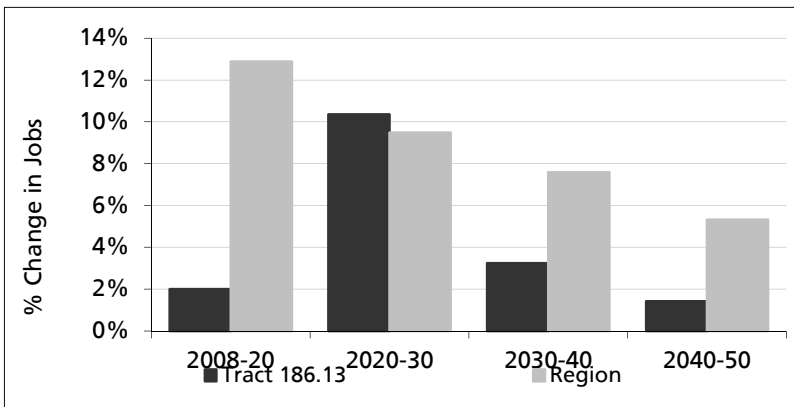
Notes:

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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