2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 173.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**3,054**	**3,072**	**3,110**	***3,168***	***3,200***	**146**	**5%**
Household Population	3,054	3,072	3,110	*3,168*	*3,200*	146	5%
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	**1,357**	**1,357**	**1,363**	***1,363***	***1,363***	**6**	**0%**
Single Family	1,137	1,137	1,143	*1,143*	*1,143*	6	1%
Multiple Family	220	220	220	*220*	*220*	0	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**1,307**	**1,313**	**1,321**	***1,322***	***1,323***	**16**	**1%**
Single Family	1,103	1,102	1,109	*1,110*	*1,111*	8	1%
Multiple Family	204	211	212	*212*	*212*	8	4%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**3.7%**	**3.2%**	**3.1%**	***3.0%***	***2.9%***	**-0.8**	**-22%**
Single Family	3.0%	3.1%	3.0%	*2.9%*	*2.8%*	-0.2	-7%
Multiple Family	7.3%	4.1%	3.6%	*3.6%*	*3.6%*	-3.7	-51%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.34**	**2.34**	**2.35**	***2.40***	***2.42***	**0.08**	**3%**

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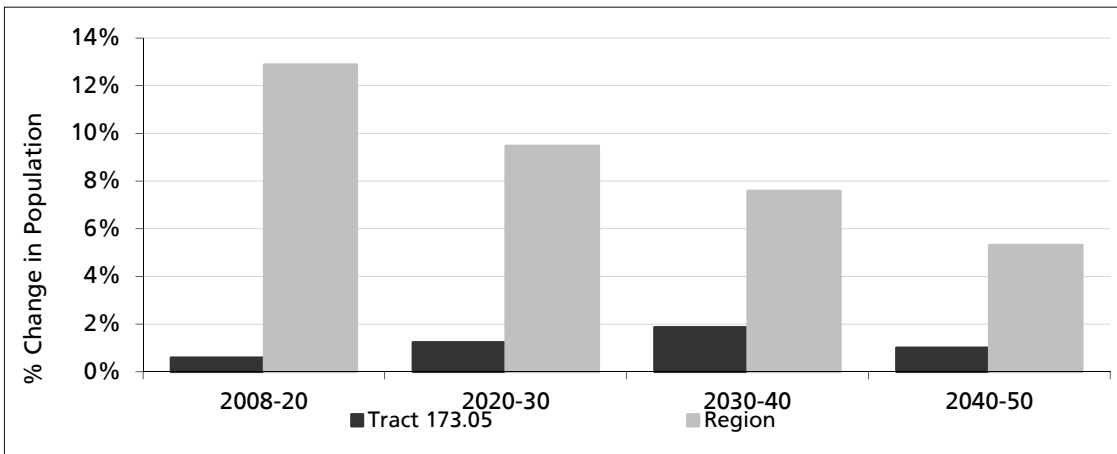
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,054**	**3,072**	**3,110**	**3,168**	**3,200**	**146**	**5%**
Under 5	107	85	84	86	88	-19	-18%
5 to 9	93	79	79	81	81	-12	-13%
10 to 14	152	134	124	135	138	-14	-9%
15 to 17	109	92	81	93	97	-12	-11%
18 to 19	71	55	47	51	54	-17	-24%
20 to 24	169	146	144	142	151	-18	-11%
25 to 29	119	126	122	116	127	8	7%
30 to 34	81	75	71	74	75	-6	-7%
35 to 39	96	69	74	77	78	-18	-19%
40 to 44	180	132	142	138	150	-30	-17%
45 to 49	224	154	122	155	162	-62	-28%
50 to 54	209	164	129	149	149	-60	-29%
55 to 59	294	293	227	197	248	-46	-16%
60 to 61	143	151	115	87	122	-21	-15%
62 to 64	181	252	207	185	199	18	10%
65 to 69	228	355	363	295	254	26	11%
70 to 74	188	306	374	324	279	91	48%
75 to 79	149	168	260	286	229	80	54%
80 to 84	147	123	216	280	240	93	63%
85 and over	114	113	129	217	279	165	145%
Median Age	53.0	58.8	61.9	62.0	60.0	7.0	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,054**	**3,072**	**3,110**	**3,168**	**3,200**	**146**	**5%**
Hispanic	158	176	186	194	200	42	27%
Non-Hispanic	2,896	2,896	2,924	2,974	3,000	104	4%
White	2,660	2,650	2,672	2,713	2,733	73	3%
Black	13	14	15	15	15	2	15%
American Indian	11	8	6	6	5	-6	-55%
Asian	162	175	182	190	195	33	20%
Hawaiian / Pacific Islander	10	14	16	18	20	10	100%
Other	9	5	4	3	3	-6	-67%
Two or More Races	31	30	29	29	29	-2	-6%

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	**280**	**284**	**287**	**287**	**287**	**7**	**3%**
Civilian Jobs	280	284	287	287	287	7	3%
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	**936**	**936**	**936**	**936**	**936**	**0**	**0%**
Developed Acres	**922**	**922**	**935**	**935**	**935**	**13**	**1%**
Low Density Single Family	90	90	106	106	106	16	17%
Single Family	305	305	305	305	305	0	0%
Multiple Family	14	14	14	14	14	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	1	1	1	1	1	0	0%
Commercial/Services	96	96	96	96	96	0	0%
Office	1	1	1	1	1	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	104	104	104	104	104	0	0%
Agricultural and Extractive[2]	4	4	2	2	2	-3	-61%
Parks and Military Use	296	296	296	296	296	0	0%
Vacant Developable Acres	**15**	**15**	**2**	**2**	**2**	**-13**	**-88%**
Low Density Single Family	15	15	2	2	2	-13	-88%
Single Family	0	0	0	0	0	0	0%
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]	**2.6**	**2.6**	**2.6**	**2.6**	**2.6**	**0.1**	**2%**
Residential Density[4]	**3.3**	**3.3**	**3.2**	**3.2**	**3.2**	**-0.1**	**-3%**

GROWTH TRENDS IN JOBS
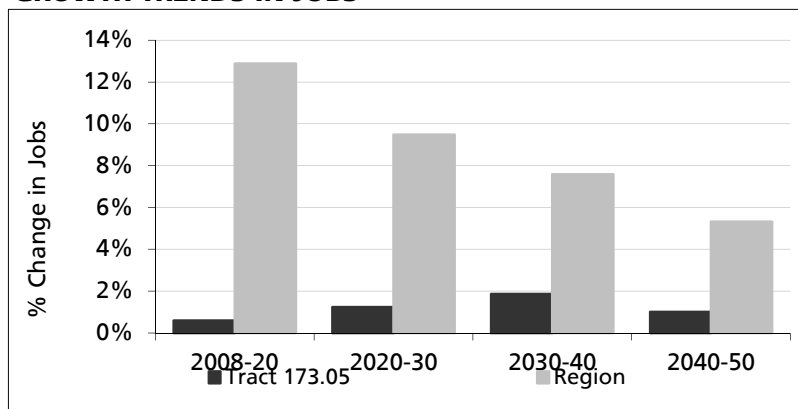
Notes:

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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