2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 177.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,862**	**3,099**	**3,866**	**3,843**	**3,855**	**993**	**35%**
Household Population	2,862	3,099	3,866	3,843	3,855	993	35%
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	**1,450**	**1,537**	**1,889**	**1,889**	**1,894**	**444**	**31%**
Single Family	1,067	1,076	1,115	1,115	1,115	48	4%
Multiple Family	97	175	487	487	487	390	402%
Mobile Homes	286	286	287	287	292	6	2%
Occupied Housing Units	**1,319**	**1,398**	**1,749**	**1,751**	**1,757**	**438**	**33%**
Single Family	957	978	1,024	1,026	1,027	70	7%
Multiple Family	96	149	452	451	451	355	370%
Mobile Homes	266	271	273	274	279	13	5%
Vacancy Rate	**9.0%**	**9.0%**	**7.4%**	**7.3%**	**7.2%**	**-1.8**	**-20%**
Single Family	10.3%	9.1%	8.2%	8.0%	7.9%	-2.4	-23%
Multiple Family	1.0%	14.9%	7.2%	7.4%	7.4%	6.4	640%
Mobile Homes	7.0%	5.2%	4.9%	4.5%	0.0%	-7.0	-100%
Persons per Household	**2.17**	**2.22**	**2.21**	**2.19**	**2.19**	**0.02**	**1%**

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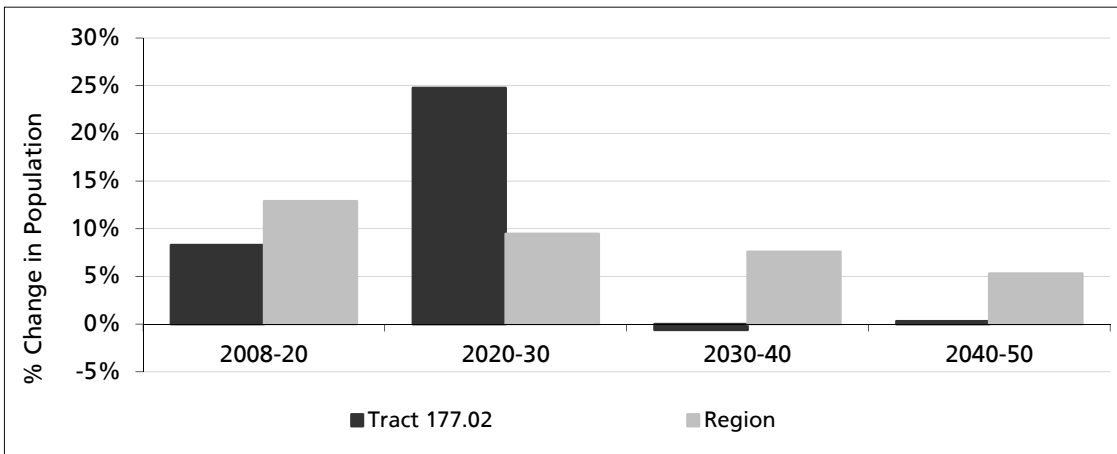
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,862**	**3,099**	**3,866**	**3,843**	**3,855**	**993**	**35%**
Under 5	157	164	208	199	190	33	21%
5 to 9	157	161	211	207	199	42	27%
10 to 14	131	145	171	167	160	29	22%
15 to 17	82	84	99	99	96	14	17%
18 to 19	45	38	41	39	37	-8	-18%
20 to 24	105	107	141	127	127	22	21%
25 to 29	138	178	221	205	206	68	49%
30 to 34	209	232	273	285	277	68	33%
35 to 39	288	236	363	362	338	50	17%
40 to 44	257	213	293	284	296	39	15%
45 to 49	279	234	230	287	287	8	3%
50 to 54	278	261	269	293	284	6	2%
55 to 59	258	316	309	248	310	52	20%
60 to 61	83	114	123	98	114	31	37%
62 to 64	76	133	145	128	125	49	64%
65 to 69	90	173	247	205	175	85	94%
70 to 74	57	108	178	157	135	78	137%
75 to 79	46	58	113	131	120	74	161%
80 to 84	51	51	96	124	119	68	133%
85 and over	75	93	135	198	260	185	247%
Median Age	42.3	44.8	43.5	44.1	45.0	2.7	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,862**	**3,099**	**3,866**	**3,843**	**3,855**	**993**	**35%**
Hispanic	402	475	619	634	647	245	61%
Non-Hispanic	2,460	2,624	3,247	3,209	3,208	748	30%
White	2,304	2,458	3,043	3,008	3,007	703	31%
Black	6	7	8	8	8	2	33%
American Indian	10	7	6	5	5	-5	-50%
Asian	65	75	96	98	101	36	55%
Hawaiian / Pacific Islander	4	2	2	1	0	-4	-100%
Other	1	1	1	1	1	0	0%
Two or More Races	70	74	91	88	86	16	23%

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	**1,282**	**1,348**	**1,632**	**1,632**	**1,632**	**350**	**27%**
Civilian Jobs	1,282	1,348	1,632	1,632	1,632	350	27%
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	**285**	**285**	**285**	**285**	**285**	**0**	**0%**
Developed Acres	**279**	**281**	**285**	**285**	**285**	**6**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	132	131	134	134	134	2	1%
Multiple Family	6	8	11	11	11	6	97%
Mobile Homes	16	16	16	16	16	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	18	18	18	18	--
Industrial	1	1	1	1	1	0	0%
Commercial/Services	20	18	2	2	2	-18	-89%
Office	0	0	0	0	0	0	-100%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	79	79	79	79	79	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	-100%
Parks and Military Use	17	17	17	17	17	0	0%
Vacant Developable Acres	**7**	**4**	**0**	**0**	**0**	**-6**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	4	0	0	0	-4	-98%
Multiple Family	2	1	0	0	0	-2	-100%
Mixed Use	1	0	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**44.4**	**47.1**	**82.8**	**82.8**	**82.8**	**38.5**	**87%**
Residential Density[4]	**9.5**	**9.9**	**11.2**	**11.2**	**11.2**	**1.7**	**18%**

GROWTH TRENDS IN JOBS

■ Tract 177.02   ▨ Region
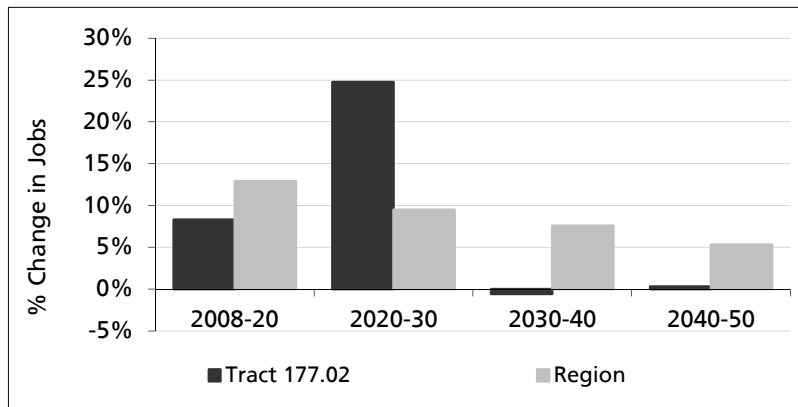
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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