2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 186.09

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,873**	**6,271**	**6,351**	**6,495**	**6,548**	**675**	**11%**
Household Population	5,854	6,243	6,315	6,451	6,494	640	11%
Group Quarters Population	19	28	36	44	54	35	184%
Civilian	19	28	36	44	54	35	184%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,766**	**1,785**	**1,785**	**1,785**	**1,785**	**19**	**1%**
Single Family	1,354	1,373	1,373	1,373	1,373	19	1%
Multiple Family	158	158	158	158	158	0	0%
Mobile Homes	254	254	254	254	254	0	0%
Occupied Housing Units	**1,630**	**1,722**	**1,725**	**1,730**	**1,732**	**102**	**6%**
Single Family	1,244	1,336	1,338	1,341	1,342	98	8%
Multiple Family	150	144	145	146	146	-4	-3%
Mobile Homes	236	242	242	243	244	8	3%
Vacancy Rate	**7.7%**	**3.5%**	**3.4%**	**3.1%**	**3.0%**	**-4.7**	**-61%**
Single Family	8.1%	2.7%	2.5%	2.3%	2.3%	-5.8	-72%
Multiple Family	5.1%	8.9%	8.2%	7.6%	7.6%	2.5	49%
Mobile Homes	7.1%	4.7%	4.7%	4.3%	0.0%	-7.1	-100%
Persons per Household	**3.59**	**3.63**	**3.66**	**3.73**	**3.75**	**0.16**	**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.
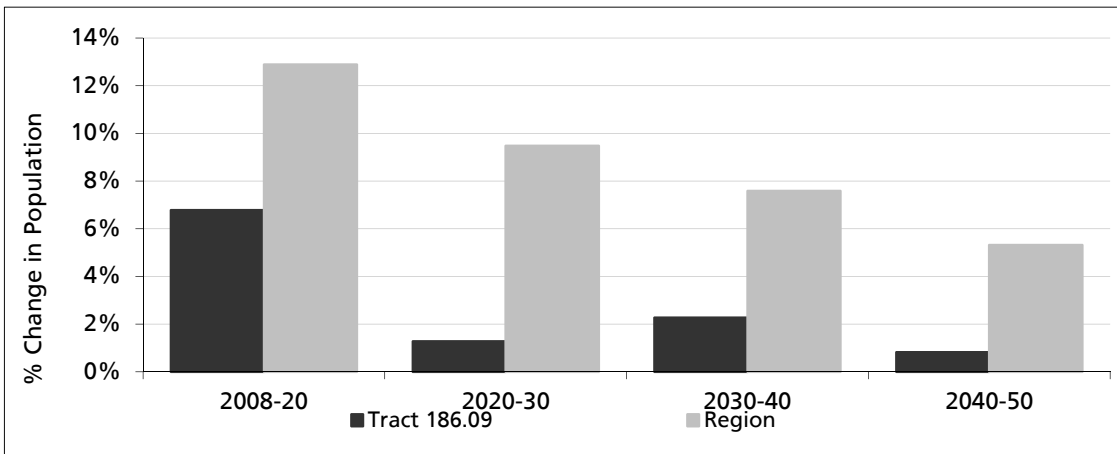
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,873**	**6,271**	**6,351**	**6,495**	**6,548**	**675**	**11%**
Under 5	603	610	587	596	570	-33	-5%
5 to 9	432	527	495	510	506	74	17%
10 to 14	448	514	479	480	480	32	7%
15 to 17	308	302	303	298	300	-8	-3%
18 to 19	208	181	200	195	197	-11	-5%
20 to 24	470	432	499	474	465	-5	-1%
25 to 29	353	394	374	383	369	16	5%
30 to 34	333	340	296	352	343	10	3%
35 to 39	431	387	424	417	430	-1	0%
40 to 44	486	481	483	435	506	20	4%
45 to 49	508	483	421	471	461	-47	-9%
50 to 54	440	450	410	413	371	-69	-16%
55 to 59	278	369	353	318	353	75	27%
60 to 61	86	118	120	118	131	45	52%
62 to 64	64	109	113	116	117	53	83%
65 to 69	77	136	162	158	153	76	99%
70 to 74	101	158	206	203	208	107	106%
75 to 79	108	131	211	250	245	137	127%
80 to 84	80	84	142	199	204	124	155%
85 and over	59	65	73	109	139	80	136%
Median Age	31.7	32.6	34.0	34.4	35.5	3.8	12%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,873**	**6,271**	**6,351**	**6,495**	**6,548**	**675**	**11%**
Hispanic	2,668	3,242	3,495	3,804	4,040	1,372	51%
Non-Hispanic	3,205	3,029	2,856	2,691	2,508	-697	-22%
White	1,913	1,699	1,531	1,379	1,223	-690	-36%
Black	397	373	325	268	210	-187	-47%
American Indian	19	20	17	17	16	-3	-16%
Asian	560	622	668	704	732	172	31%
Hawaiian / Pacific Islander	70	61	51	47	44	-26	-37%
Other	11	14	14	16	18	7	64%
Two or More Races	235	240	250	260	265	30	13%

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	**102**	**102**	**102**	**102**	**102**	**0**	**0%**
Civilian Jobs	102	102	102	102	102	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	**304**	**304**	**304**	**304**	**304**	**0**	**0%**
Developed Acres	**301**	**304**	**304**	**304**	**304**	**3**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	172	174	174	174	174	3	1%
Multiple Family	8	8	8	8	8	0	0%
Mobile Homes	29	29	29	29	29	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	4	4	4	4	4	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	9	0	0%
Vacant Developable Acres	**3**	**0**	**0**	**0**	**0**	**-3**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-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]	**25.9**	**25.9**	**25.9**	**25.9**	**25.9**	**0.0**	**0%**
Residential Density[4]	**8.5**	**8.4**	**8.4**	**8.4**	**8.4**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
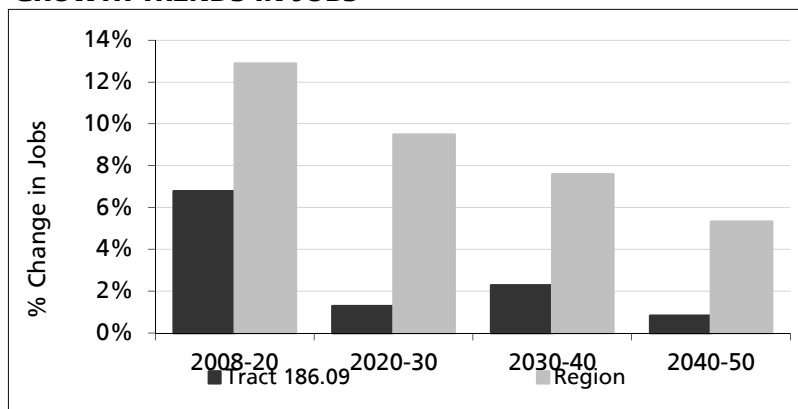
Notes:

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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