2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 186.08

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,207**	**3,257**	**3,389**	**3,536**	**3,620**	**413**	**13%**
Household Population	3,181	3,209	3,286	3,353	3,392	211	7%
Group Quarters Population	26	48	103	183	228	202	777%
Civilian	26	48	103	183	228	202	777%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,091**	**1,091**	**1,101**	**1,101**	**1,107**	**16**	**1%**
Single Family	596	596	606	606	606	10	2%
Multiple Family	292	292	292	292	292	0	0%
Mobile Homes	203	203	203	203	209	6	3%
Occupied Housing Units	**1,053**	**1,054**	**1,068**	**1,070**	**1,077**	**24**	**2%**
Single Family	581	579	592	593	593	12	2%
Multiple Family	280	284	284	284	285	5	2%
Mobile Homes	192	191	192	193	199	7	4%
Vacancy Rate	**3.5%**	**3.4%**	**3.0%**	**2.8%**	**2.7%**	**-0.8**	**-23%**
Single Family	2.5%	2.9%	2.3%	2.1%	2.1%	-0.4	-16%
Multiple Family	4.1%	2.7%	2.7%	2.7%	2.4%	-1.7	-41%
Mobile Homes	5.4%	5.9%	5.4%	4.9%	0.0%	-5.4	-100%
Persons per Household	**3.02**	**3.04**	**3.08**	**3.13**	**3.15**	**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.
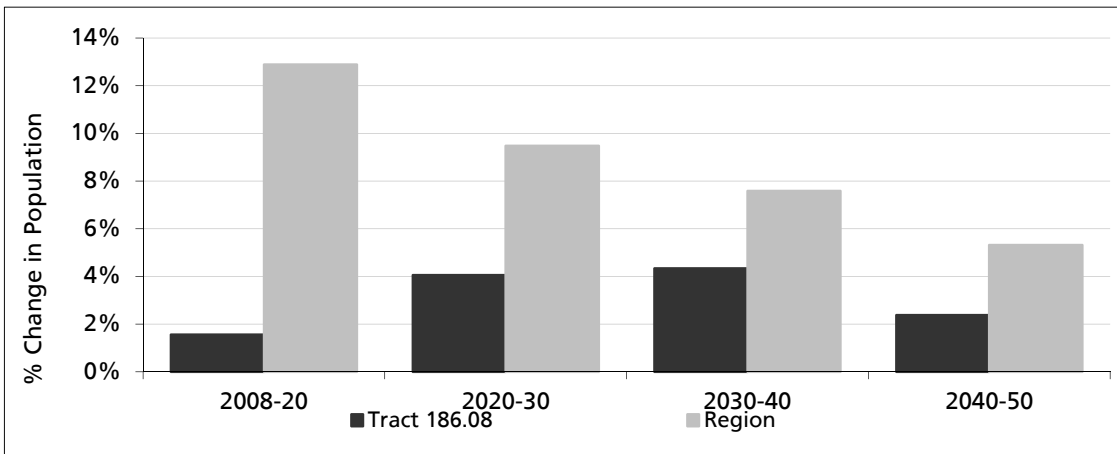
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,207**	**3,257**	**3,389**	**3,536**	**3,620**	**413**	**13%**
Under 5	257	236	229	219	213	-44	-17%
5 to 9	292	282	273	266	265	-27	-9%
10 to 14	197	202	186	184	186	-11	-6%
15 to 17	142	131	118	116	121	-21	-15%
18 to 19	93	83	76	78	80	-13	-14%
20 to 24	215	201	196	181	184	-31	-14%
25 to 29	145	169	161	146	151	6	4%
30 to 34	155	159	142	144	141	-14	-9%
35 to 39	206	164	198	192	187	-19	-9%
40 to 44	265	223	240	236	242	-23	-9%
45 to 49	311	260	226	268	266	-45	-14%
50 to 54	279	273	242	258	260	-19	-7%
55 to 59	148	185	167	149	178	30	20%
60 to 61	27	43	48	51	64	37	137%
62 to 64	37	70	76	81	85	48	130%
65 to 69	77	138	179	198	196	119	155%
70 to 74	77	127	167	161	158	81	105%
75 to 79	99	121	198	235	233	134	135%
80 to 84	96	93	155	200	193	97	101%
85 and over	89	97	112	173	217	128	144%
Median Age	37.6	40.0	42.4	45.1	45.8	8.2	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,207**	**3,257**	**3,389**	**3,536**	**3,620**	**413**	**13%**
Hispanic	721	898	1,037	1,211	1,365	644	89%
Non-Hispanic	2,486	2,359	2,352	2,325	2,255	-231	-9%
White	1,687	1,540	1,493	1,445	1,364	-323	-19%
Black	311	297	279	245	205	-106	-34%
American Indian	25	28	28	26	26	1	4%
Asian	210	238	274	308	341	131	62%
Hawaiian / Pacific Islander	61	51	46	43	40	-21	-34%
Other	6	8	10	11	11	5	83%
Two or More Races	186	197	222	247	268	82	44%

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	**66**	**66**	**66**	**66**	**66**	**0**	**0%**
Civilian Jobs	66	66	66	66	66	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	**1,157**	**1,157**	**1,157**	**1,157**	**1,157**	**0**	**0%**
Developed Acres	**1,129**	**1,129**	**1,129**	**1,129**	**1,129**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	102	102	133	133	133	31	30%
Multiple Family	20	20	20	20	20	0	0%
Mobile Homes	30	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	46	46	46	46	46	0	0%
Commercial/Services	151	151	151	151	151	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	50	50	50	50	50	0	0%
Agricultural and Extractive[2]	269	269	238	238	238	-31	-11%
Parks and Military Use	460	460	460	460	460	0	0%
Vacant Developable Acres	**4**	**4**	**4**	**4**	**4**	**0**	**0%**
Low Density Single Family	4	4	4	4	4	0	0%
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	**24**	**24**	**24**	**24**	**24**	**0**	**0%**
Employment Density[3]	**0.3**	**0.3**	**0.3**	**0.3**	**0.3**	**0.0**	**0%**
Residential Density[4]	**7.1**	**7.1**	**6.0**	**6.0**	**6.0**	**-1.1**	**-15%**

GROWTH TRENDS IN JOBS

Tract 186.08 / Region
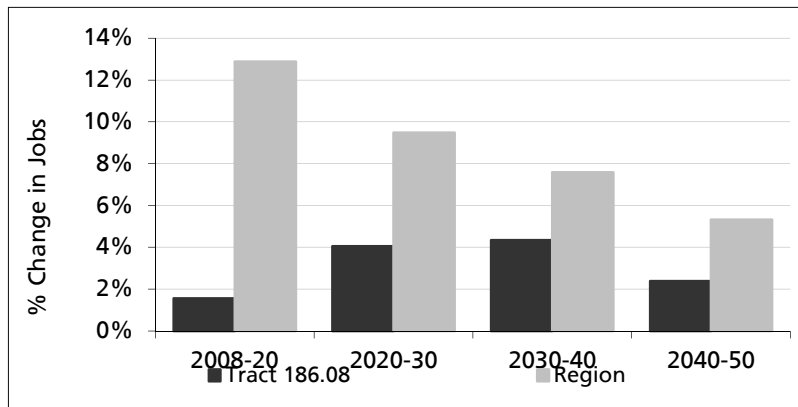
Notes:

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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