2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.17

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,279**	**4,442**	**4,544**	**4,636**	**4,695**	**416**	**10%**
Household Population	4,274	4,418	4,480	4,547	4,589	315	7%
Group Quarters Population	5	24	64	89	106	101	2020%
Civilian	5	24	64	89	106	101	2020%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,017**	**2,060**	**2,060**	**2,060**	**2,060**	**43**	**2%**
Single Family	1,165	1,208	1,208	1,208	1,208	43	4%
Multiple Family	852	852	852	852	852	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,944**	**1,992**	**2,000**	**2,000**	**2,003**	**59**	**3%**
Single Family	1,139	1,177	1,182	1,182	1,183	44	4%
Multiple Family	805	815	818	818	820	15	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.6%**	**3.3%**	**2.9%**	**2.9%**	**2.8%**	**-0.8**	**-22%**
Single Family	2.2%	2.6%	2.2%	2.2%	2.1%	-0.1	-5%
Multiple Family	5.5%	4.3%	4.0%	4.0%	3.8%	-1.7	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.20**	**2.22**	**2.24**	**2.27**	**2.29**	**0.09**	**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.
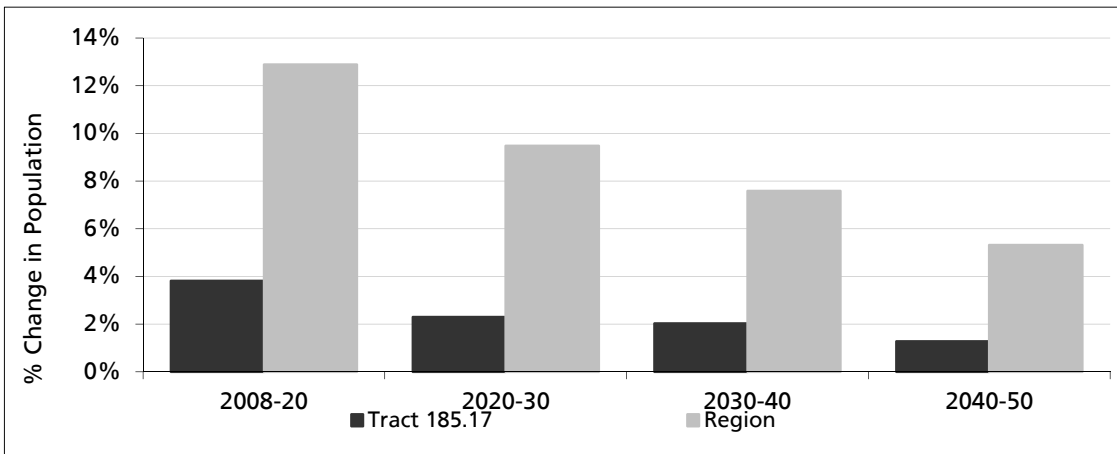
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,279**	**4,442**	**4,544**	**4,636**	**4,695**	**416**	**10%**
Under 5	364	340	320	308	303	-61	-17%
5 to 9	286	274	256	250	248	-38	-13%
10 to 14	233	246	228	227	235	2	1%
15 to 17	132	130	121	124	125	-7	-5%
18 to 19	67	58	59	63	69	2	3%
20 to 24	189	176	182	167	176	-13	-7%
25 to 29	299	345	320	303	316	17	6%
30 to 34	450	440	393	424	423	-27	-6%
35 to 39	350	295	347	353	353	3	1%
40 to 44	310	270	278	271	299	-11	-4%
45 to 49	271	230	191	229	227	-44	-16%
50 to 54	212	212	200	216	211	-1	0%
55 to 59	209	253	225	198	238	29	14%
60 to 61	90	108	92	81	99	9	10%
62 to 64	93	144	137	132	133	40	43%
65 to 69	169	284	327	307	286	117	69%
70 to 74	136	215	268	248	239	103	76%
75 to 79	186	210	313	342	303	117	63%
80 to 84	136	117	184	232	216	80	59%
85 and over	97	95	103	161	196	99	102%
Median Age	36.7	38.6	40.8	41.8	41.7	5.0	14%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,279**	**4,442**	**4,544**	**4,636**	**4,695**	**416**	**10%**
Hispanic	1,095	1,388	1,576	1,789	1,989	894	82%
Non-Hispanic	3,184	3,054	2,968	2,847	2,706	-478	-15%
White	2,377	2,202	2,087	1,963	1,823	-554	-23%
Black	323	316	290	250	206	-117	-36%
American Indian	18	19	19	18	18	0	0%
Asian	216	250	286	314	342	126	58%
Hawaiian / Pacific Islander	52	47	42	38	35	-17	-33%
Other	19	27	33	35	37	18	95%
Two or More Races	179	193	211	229	245	66	37%

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	**974**	**1,141**	**1,415**	**1,415**	**1,415**	**441**	**45%**
Civilian Jobs	974	1,141	1,415	1,415	1,415	441	45%
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	**499**	**499**	**499**	**499**	**499**	**0**	**0%**
Developed Acres	**477**	**491**	**495**	**495**	**495**	**18**	**4%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	155	163	163	163	163	8	5%
Multiple Family	64	64	64	64	64	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	0	6	10	10	10	10	--
Office	0	0	0	0	0	0	0%
Schools	121	121	121	121	121	0	0%
Roads and Freeways	112	112	112	112	112	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	25	25	25	25	25	0	0%
Vacant Developable Acres	**18**	**4**	**0**	**0**	**0**	**-18**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	0	0	0	0	-8	-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	10	4	0	0	0	-10	-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	**4**	**4**	**4**	**4**	**4**	**0**	**0%**
Employment Density[3]	**8.1**	**9.0**	**10.8**	**10.8**	**10.8**	**2.7**	**34%**
Residential Density[4]	**9.2**	**9.1**	**9.1**	**9.1**	**9.1**	**-0.1**	**-1%**

GROWTH TRENDS IN JOBS
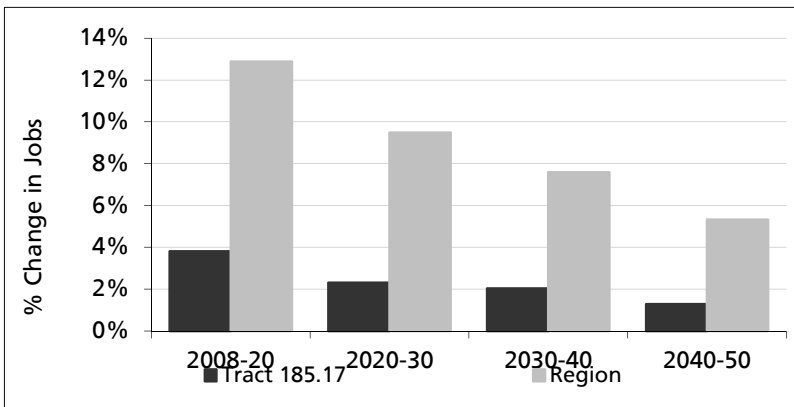
Notes:

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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