2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.12

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,813**	**4,486**	**4,538**	**4,610**	**4,677**	**864**	**23%**
Household Population	3,813	4,486	4,538	4,610	4,677	864	23%
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	**2,191**	**2,492**	**2,492**	**2,492**	**2,492**	**301**	**14%**
Single Family	1,803	1,857	1,857	1,857	1,857	54	3%
Multiple Family	388	635	635	635	635	247	64%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,047**	**2,414**	**2,421**	**2,422**	**2,427**	**380**	**19%**
Single Family	1,690	1,803	1,808	1,809	1,813	123	7%
Multiple Family	357	611	613	613	614	257	72%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.6%**	**3.1%**	**2.8%**	**2.8%**	**2.6%**	**-4.0**	**-61%**
Single Family	6.3%	2.9%	2.6%	2.6%	2.4%	-3.9	-62%
Multiple Family	8.0%	3.8%	3.5%	3.5%	3.3%	-4.7	-59%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.86**	**1.86**	**1.87**	**1.90**	**1.93**	**0.07**	**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.
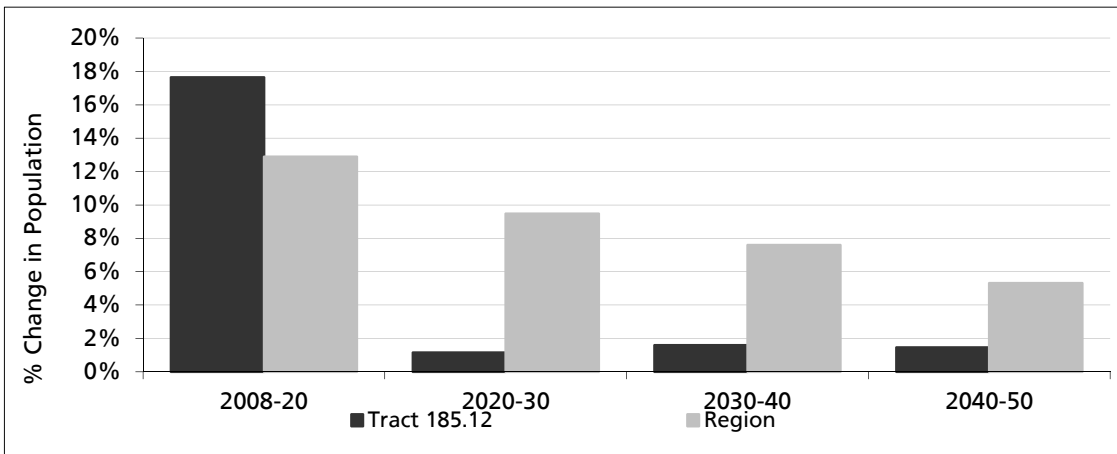
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,813**	**4,486**	**4,538**	**4,610**	**4,677**	**864**	**23%**
Under 5	178	189	179	179	184	6	3%
5 to 9	160	195	183	185	199	39	24%
10 to 14	147	169	149	145	149	2	1%
15 to 17	86	98	87	88	86	0	0%
18 to 19	55	52	39	42	43	-12	-22%
20 to 24	119	128	140	128	129	10	8%
25 to 29	164	213	193	182	192	28	17%
30 to 34	211	238	220	240	237	26	12%
35 to 39	187	169	183	172	191	4	2%
40 to 44	163	165	162	152	176	13	8%
45 to 49	122	126	105	125	133	11	9%
50 to 54	99	108	94	99	100	1	1%
55 to 59	123	150	118	99	126	3	2%
60 to 61	60	78	66	59	71	11	18%
62 to 64	140	214	167	157	171	31	22%
65 to 69	223	385	371	320	301	78	35%
70 to 74	279	470	488	386	353	74	27%
75 to 79	381	453	585	570	480	99	26%
80 to 84	398	348	497	551	471	73	18%
85 and over	518	538	512	731	885	367	71%
Median Age	62.7	64.3	67.5	69.0	67.5	4.8	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,813**	**4,486**	**4,538**	**4,610**	**4,677**	**864**	**23%**
Hispanic	623	938	1,082	1,258	1,443	820	132%
Non-Hispanic	3,190	3,548	3,456	3,352	3,234	44	1%
White	2,774	3,041	2,934	2,827	2,708	-66	-2%
Black	185	215	200	175	147	-38	-21%
American Indian	20	25	25	24	22	2	10%
Asian	88	120	138	155	174	86	98%
Hawaiian / Pacific Islander	41	42	38	36	35	-6	-15%
Other	13	19	25	27	30	17	131%
Two or More Races	69	86	96	108	118	49	71%

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	**496**	**504**	**770**	**830**	**885**	**389**	**78%**
Civilian Jobs	496	504	770	830	885	389	78%
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	**574**	**574**	**574**	**574**	**574**	**0**	**0%**
Developed Acres	**500**	**558**	**568**	**572**	**572**	**71**	**14%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	94	114	114	114	114	20	21%
Multiple Family	43	80	80	80	80	36	83%
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	72	73	83	87	87	15	21%
Office	1	1	1	1	1	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	90	90	90	90	90	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	200	200	200	200	200	0	0%
Vacant Developable Acres	**71**	**13**	**3**	**0**	**0**	**-71**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	20	0	0	0	0	-20	-100%
Multiple Family	36	0	0	0	0	-36	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	13	3	0	0	-15	-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	**3**	**3**	**3**	**3**	**3**	**0**	**0%**
Employment Density[3]	**6.8**	**6.8**	**9.1**	**9.5**	**10.1**	**3.3**	**48%**
Residential Density[4]	**15.9**	**12.8**	**12.8**	**12.8**	**12.8**	**-3.1**	**-19%**

GROWTH TRENDS IN JOBS
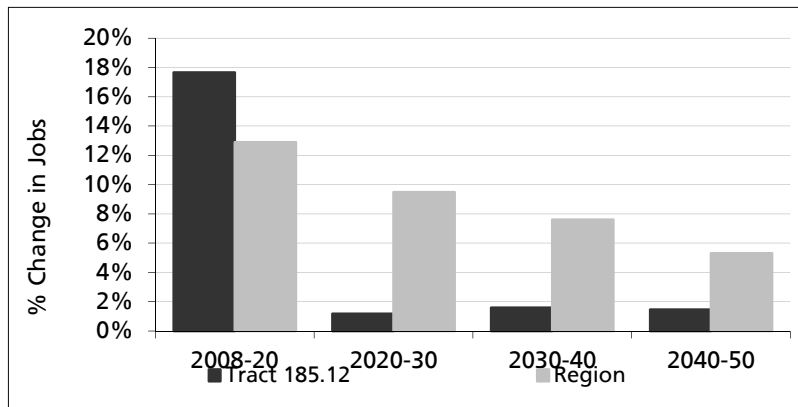
Notes:

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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