2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.43

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,630**	**5,999**	**6,074**	**6,362**	**6,924**	**1,294**	**23%**
Household Population	5,630	5,999	6,074	6,362	6,924	1,294	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	**2,055**	**2,150**	**2,150**	**2,206**	**2,370**	**315**	**15%**
Single Family	1,094	1,094	1,094	1,094	1,094	0	0%
Multiple Family	961	1,056	1,056	1,112	1,276	315	33%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,003**	**2,111**	**2,114**	**2,172**	**2,335**	**332**	**17%**
Single Family	1,059	1,073	1,074	1,076	1,077	18	2%
Multiple Family	944	1,038	1,040	1,096	1,258	314	33%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.5%**	**1.8%**	**1.7%**	**1.5%**	**1.5%**	**-1.0**	**-40%**
Single Family	3.2%	1.9%	1.8%	1.6%	1.6%	-1.6	-50%
Multiple Family	1.8%	1.7%	1.5%	1.4%	1.4%	-0.4	-22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.81**	**2.84**	**2.87**	**2.93**	**2.97**	**0.16**	**6%**

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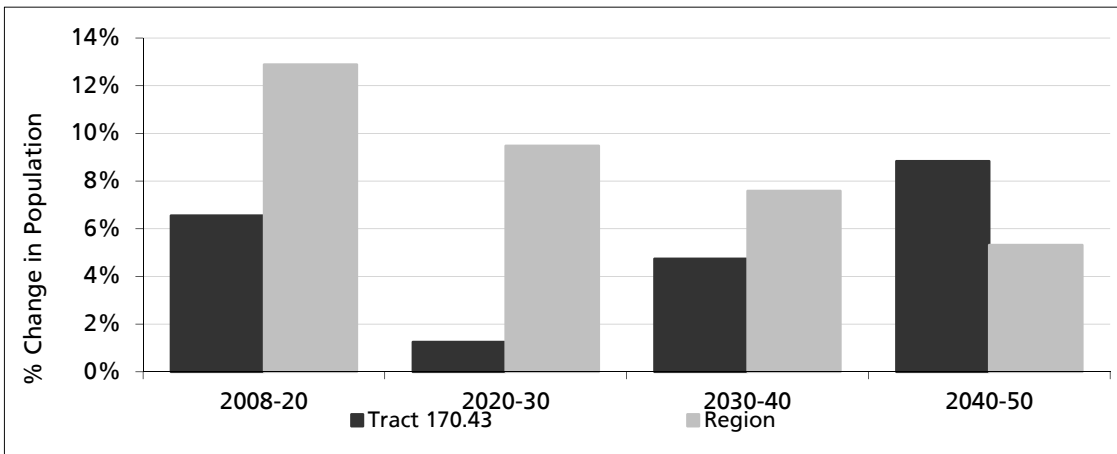
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,630**	**5,999**	**6,074**	**6,362**	**6,924**	**1,294**	**23%**
Under 5	551	544	533	538	554	3	1%
5 to 9	538	564	556	559	582	44	8%
10 to 14	393	437	403	407	430	37	9%
15 to 17	142	145	144	149	158	16	11%
18 to 19	91	80	90	91	97	6	7%
20 to 24	162	157	160	156	165	3	2%
25 to 29	212	254	247	249	269	57	27%
30 to 34	342	383	362	391	399	57	17%
35 to 39	645	542	646	657	655	10	2%
40 to 44	712	646	695	682	780	68	10%
45 to 49	587	526	451	545	587	0	0%
50 to 54	422	456	426	492	523	101	24%
55 to 59	342	461	401	367	479	137	40%
60 to 61	107	152	141	131	162	55	51%
62 to 64	100	186	191	197	228	128	128%
65 to 69	105	208	247	238	245	140	133%
70 to 74	50	94	142	157	169	119	238%
75 to 79	40	50	86	117	122	82	205%
80 to 84	38	41	68	97	108	70	184%
85 and over	51	73	85	142	212	161	316%
Median Age	38.0	39.0	39.2	39.9	41.0	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,630**	**5,999**	**6,074**	**6,362**	**6,924**	**1,294**	**23%**
Hispanic	600	766	868	1,012	1,201	601	100%
Non-Hispanic	5,030	5,233	5,206	5,350	5,723	693	14%
White	3,306	3,205	2,998	2,916	2,972	-334	-10%
Black	260	319	359	402	467	207	80%
American Indian	17	25	26	26	26	9	53%
Asian	1,136	1,313	1,407	1,535	1,723	587	52%
Hawaiian / Pacific Islander	24	43	53	62	68	44	183%
Other	17	24	29	33	36	19	112%
Two or More Races	270	304	334	376	431	161	60%

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	**1,476**	**2,921**	**3,110**	***3,154***	***3,295***	**1,819**	**123%**
Civilian Jobs	1,476	2,921	3,110	*3,154*	*3,295*	1,819	123%
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	**743**	**743**	**743**	***743***	***743***	**0**	**0%**
Developed Acres	**705**	**736**	**741**	***742***	***743***	**38**	**5%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	180	180	180	*180*	*180*	0	0%
Multiple Family	63	67	67	*67*	*67*	4	6%
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	2	2	2	*2*	*2*	0	0%
Commercial/Services	29	37	38	*39*	*38*	10	33%
Office	4	23	26	*26*	*29*	24	555%
Schools	0	0	0	*0*	*0*	0	0%
Roads and Freeways	156	156	156	*156*	*156*	0	0%
Agricultural and Extractive[2]	0	0	0	*0*	*0*	0	0%
Parks and Military Use	273	273	273	*273*	*273*	0	0%
Vacant Developable Acres	**38**	**7**	**3**	***1***	***0***	**-38**	**-100%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	0	0	0	*0*	*0*	0	0%
Multiple Family	4	0	0	*0*	*0*	-4	-100%
Mixed Use	0	0	0	*0*	*0*	0	0%
Industrial	0	0	0	*0*	*0*	0	0%
Commercial/Services	13	4	3	*1*	*0*	-13	-100%
Office	21	2	0	*0*	*0*	-21	-100%
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]	**42.6**	**47.4**	**47.3**	***46.8***	***48.1***	**5.5**	**13%**
Residential Density[4]	**8.5**	**8.7**	**8.7**	***8.9***	***9.6***	**1.1**	**13%**

GROWTH TRENDS IN JOBS
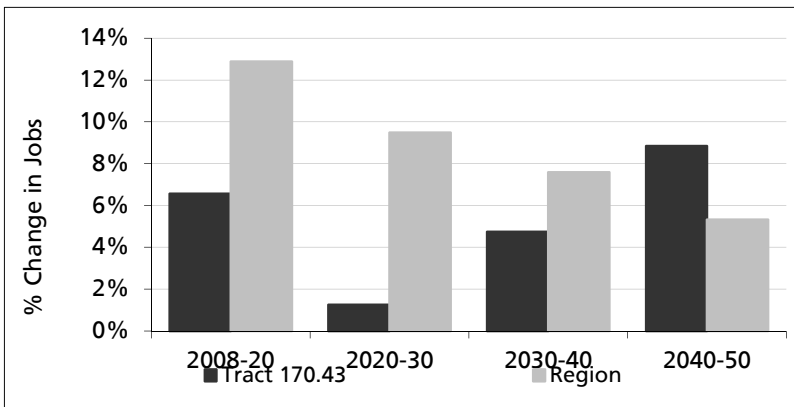
Notes:

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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