2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 168.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,797**	**7,812**	**7,912**	**8,385**	**8,494**	**697**	**9%**
Household Population	7,751	7,754	7,826	8,248	8,330	579	7%
Group Quarters Population	46	58	86	137	164	118	257%
Civilian	46	58	86	137	164	118	257%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,739**	**2,751**	**2,741**	**2,755**	**2,755**	**16**	**1%**
Single Family	1,034	1,046	1,036	1,042	1,042	8	1%
Multiple Family	1,705	1,705	1,705	1,713	1,713	8	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,613**	**2,589**	**2,580**	**2,672**	**2,675**	**62**	**2%**
Single Family	1,004	962	948	1,028	1,028	24	2%
Multiple Family	1,609	1,627	1,632	1,644	1,647	38	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.6%**	**5.9%**	**5.9%**	**3.0%**	**2.9%**	**-1.7**	**-37%**
Single Family	2.9%	8.0%	8.5%	1.3%	1.3%	-1.6	-55%
Multiple Family	5.6%	4.6%	4.3%	4.0%	3.9%	-1.7	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.97**	**2.99**	**3.03**	**3.09**	**3.11**	**0.14**	**5%**

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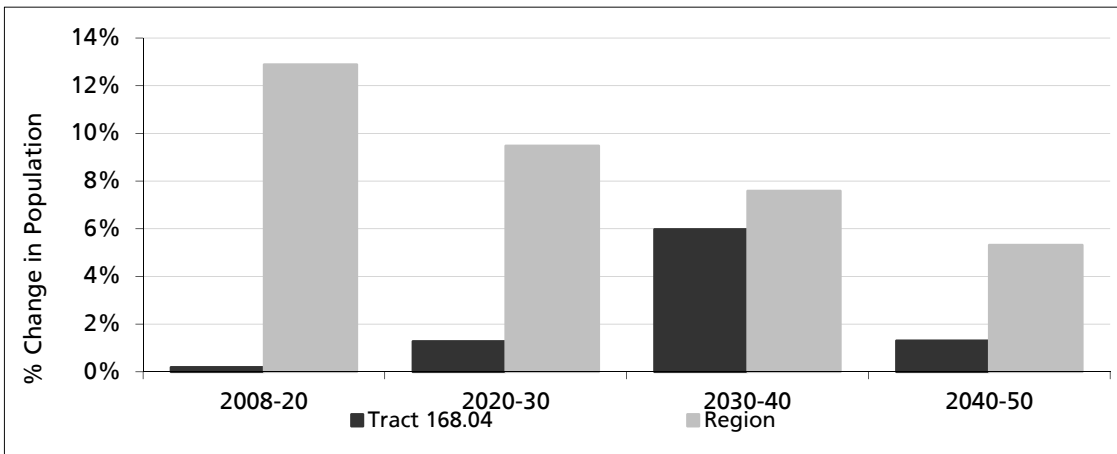
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,797**	**7,812**	**7,912**	**8,385**	**8,494**	**697**	**9%**
Under 5	697	648	671	692	682	-15	-2%
5 to 9	652	627	663	711	691	39	6%
10 to 14	653	672	661	720	708	55	8%
15 to 17	409	389	360	396	398	-11	-3%
18 to 19	268	232	215	220	216	-52	-19%
20 to 24	637	606	648	656	679	42	7%
25 to 29	601	723	739	749	776	175	29%
30 to 34	601	620	607	699	687	86	14%
35 to 39	581	463	569	609	586	5	1%
40 to 44	578	477	525	527	588	10	2%
45 to 49	617	498	421	543	553	-64	-10%
50 to 54	505	451	393	461	451	-54	-11%
55 to 59	371	439	371	333	422	51	14%
60 to 61	115	144	127	111	138	23	20%
62 to 64	124	192	162	152	158	34	27%
65 to 69	140	246	269	234	193	53	38%
70 to 74	134	245	308	280	246	112	84%
75 to 79	58	68	105	124	105	47	81%
80 to 84	18	21	34	52	60	42	233%
85 and over	38	51	64	116	157	119	313%
Median Age	29.8	30.1	30.0	30.3	30.7	0.9	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,797**	**7,812**	**7,912**	**8,385**	**8,494**	**697**	**9%**
Hispanic	1,465	1,742	1,949	2,243	2,420	955	65%
Non-Hispanic	6,332	6,070	5,963	6,142	6,074	-258	-4%
White	5,824	5,520	5,372	5,464	5,339	-485	-8%
Black	81	103	117	139	156	75	93%
American Indian	85	56	31	23	18	-67	-79%
Asian	93	136	176	224	261	168	181%
Hawaiian / Pacific Islander	19	23	26	30	32	13	68%
Other	3	5	6	7	7	4	133%
Two or More Races	227	227	235	255	261	34	15%

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	**1,852**	**1,876**	**2,009**	**2,104**	**2,121**	**269**	**15%**
Civilian Jobs	1,852	1,876	2,009	2,104	2,121	269	15%
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	**1,072**	**1,072**	**1,072**	**1,072**	**1,072**	**0**	**0%**
Developed Acres	**932**	**1,013**	**1,017**	**1,026**	**1,026**	**94**	**10%**
Low Density Single Family	51	131	131	131	131	80	157%
Single Family	216	216	214	215	215	-1	-1%
Multiple Family	58	58	58	59	59	1	1%
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	27	30	30	30	30	4	14%
Commercial/Services	57	57	64	68	68	11	19%
Office	2	2	2	2	2	0	0%
Schools	68	68	68	68	68	0	0%
Roads and Freeways	125	125	125	125	125	0	0%
Agricultural and Extractive[2]	87	83	83	83	83	-3	-4%
Parks and Military Use	242	242	242	245	245	3	1%
Vacant Developable Acres	**119**	**39**	**34**	**25**	**25**	**-94**	**-79%**
Low Density Single Family	102	25	25	25	25	-77	-75%
Single Family	5	5	1	0	0	-5	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	0	0	0	0	-4	-100%
Commercial/Services	4	4	4	0	0	-4	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	3	3	3	0	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**21**	**21**	**21**	**21**	**21**	**0**	**0%**
Employment Density[3]	**12.0**	**11.9**	**12.2**	**12.5**	**12.6**	**0.5**	**4%**
Residential Density[4]	**8.4**	**6.8**	**6.8**	**6.8**	**6.8**	**-1.6**	**-19%**

GROWTH TRENDS IN JOBS
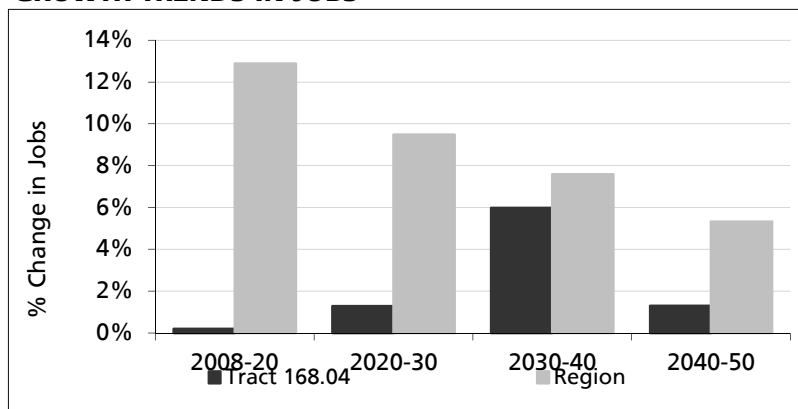
Notes:

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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