2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 176.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**7,106**	**7,758**	**8,161**	***8,389***	***8,496***	**1,390**	**20%**
Household Population	6,890	7,510	7,852	*7,997*	*8,050*	1,160	17%
Group Quarters Population	216	248	309	*392*	*446*	230	106%
Civilian	216	248	309	*392*	*446*	230	106%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**3,024**	**3,138**	**3,218**	***3,215***	***3,216***	**192**	**6%**
Single Family	1,572	1,692	1,772	*1,772*	*1,772*	200	13%
Multiple Family	1,220	1,220	1,220	*1,220*	*1,220*	0	0%
Mobile Homes	232	226	226	*223*	*224*	-8	-3%
Occupied Housing Units	**2,905**	**3,057**	**3,144**	***3,143***	***3,148***	**243**	**8%**
Single Family	1,504	1,646	1,728	*1,727*	*1,730*	226	15%
Multiple Family	1,191	1,204	1,207	*1,209*	*1,209*	18	2%
Mobile Homes	210	207	209	*207*	*209*	-1	0%
Vacancy Rate	**3.9%**	**2.6%**	**2.3%**	***2.2%***	***2.1%***	**-1.8**	**-46%**
Single Family	4.3%	2.7%	2.5%	*2.5%*	*2.4%*	-1.9	-44%
Multiple Family	2.4%	1.3%	1.1%	*0.9%*	*0.9%*	-1.5	-63%
Mobile Homes	9.5%	8.4%	7.5%	*7.2%*	*0.0%*	-9.5	-100%
Persons per Household	**2.37**	**2.46**	**2.50**	***2.54***	***2.56***	**0.19**	**8%**

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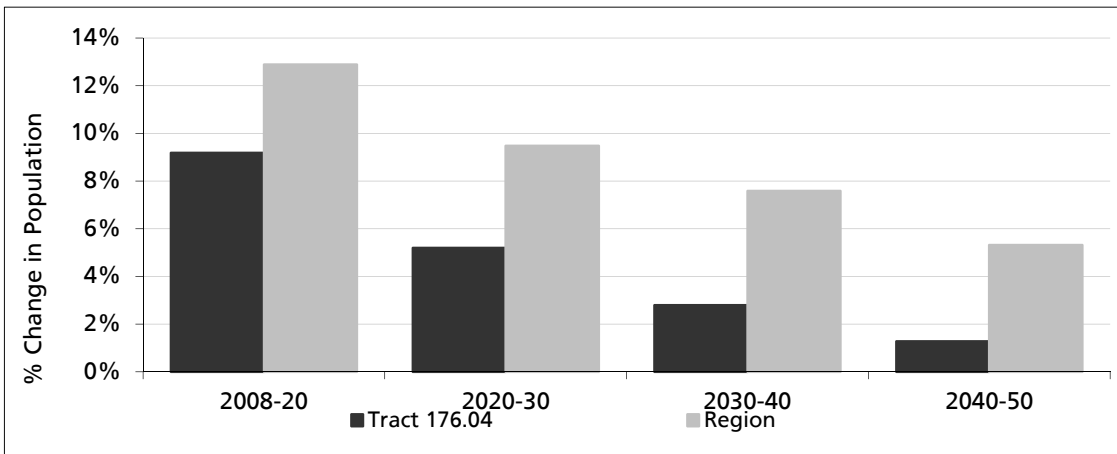
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,106**	**7,758**	**8,161**	**8,389**	**8,496**	**1,390**	**20%**
Under 5	441	427	433	420	408	-33	-7%
5 to 9	462	474	483	475	460	-2	0%
10 to 14	368	403	385	386	376	8	2%
15 to 17	179	175	169	173	171	-8	-4%
18 to 19	144	131	121	111	110	-34	-24%
20 to 24	321	316	336	310	312	-9	-3%
25 to 29	326	395	401	381	386	60	18%
30 to 34	532	556	513	552	534	2	0%
35 to 39	705	565	666	659	636	-69	-10%
40 to 44	499	427	455	423	461	-38	-8%
45 to 49	548	466	381	451	456	-92	-17%
50 to 54	522	495	427	450	427	-95	-18%
55 to 59	479	579	485	400	484	5	1%
60 to 61	174	230	206	169	208	34	20%
62 to 64	198	342	325	300	302	104	53%
65 to 69	254	463	523	450	386	132	52%
70 to 74	201	371	490	423	372	171	85%
75 to 79	218	294	485	527	440	222	102%
80 to 84	156	166	297	395	367	211	135%
85 and over	379	483	580	934	1,200	821	217%
Median Age	40.8	45.1	46.6	48.4	49.3	8.5	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,106**	**7,758**	**8,161**	**8,389**	**8,496**	**1,390**	**20%**
Hispanic	1,327	1,563	1,709	1,802	1,855	528	40%
Non-Hispanic	5,779	6,195	6,452	6,587	6,641	862	15%
White	5,034	5,381	5,596	5,706	5,749	715	14%
Black	72	81	87	89	88	16	22%
American Indian	13	9	7	6	5	-8	-62%
Asian	464	540	585	612	628	164	35%
Hawaiian / Pacific Islander	23	24	21	20	21	-2	-9%
Other	43	23	13	9	6	-37	-86%
Two or More Races	130	137	143	145	144	14	11%

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	**4,787**	**5,139**	**5,331**	**5,406**	**5,464**	**677**	**14%**
Civilian Jobs	4,787	5,139	5,331	5,406	5,464	677	14%
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	**1,215**	**1,215**	**1,215**	**1,215**	**1,215**	**0**	**0%**
Developed Acres	**1,159**	**1,198**	**1,212**	**1,213**	**1,214**	**55**	**5%**
Low Density Single Family	24	24	35	35	35	11	45%
Single Family	302	339	366	366	366	64	21%
Multiple Family	55	55	55	55	55	0	0%
Mobile Homes	40	40	40	40	40	0	0%
Other Residential	20	20	20	20	20	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	2	3	3	3	2	218%
Commercial/Services	199	202	202	202	202	4	2%
Office	8	11	13	14	14	6	77%
Schools	4	14	14	14	14	10	291%
Roads and Freeways	139	139	139	139	139	0	0%
Agricultural and Extractive[2]	131	96	68	68	68	-63	-48%
Parks and Military Use	236	257	257	257	257	21	9%
Vacant Developable Acres	**56**	**16**	**3**	**2**	**1**	**-55**	**-98%**
Low Density Single Family	5	5	0	0	0	-5	-100%
Single Family	19	7	1	1	1	-18	-97%
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	4	0	0	0	0	-4	-100%
Office	6	4	2	1	0	-6	-100%
Schools	10	0	0	0	0	-10	-100%
Parks and Other	11	0	0	0	0	-11	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**22.7**	**22.5**	**23.0**	**23.2**	**23.4**	**0.7**	**3%**
Residential Density[4]	**6.8**	**6.6**	**6.2**	**6.2**	**6.2**	**-0.6**	**-9%**

GROWTH TRENDS IN JOBS
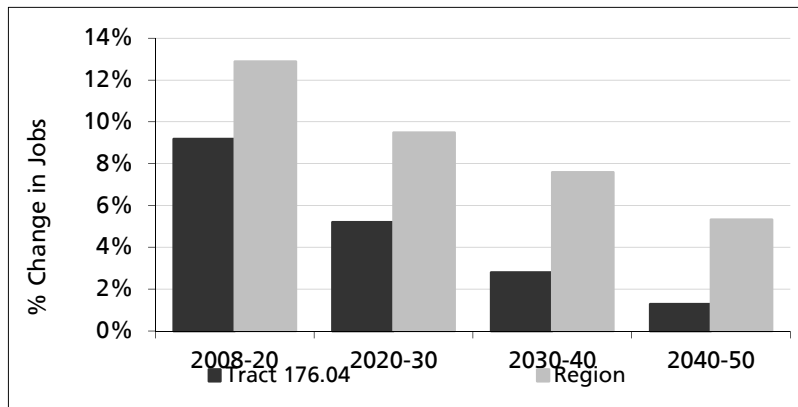
Notes:

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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