2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.48

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,083**	**6,933**	**7,236**	**7,366**	**7,423**	**1,340**	**22%**
Household Population	6,083	6,933	7,236	7,366	7,423	1,340	22%
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	**2,157**	**2,411**	**2,485**	**2,485**	**2,489**	**332**	**15%**
Single Family	825	894	894	894	894	69	8%
Multiple Family	932	1,117	1,191	1,191	1,191	259	28%
Mobile Homes	400	400	400	400	404	4	1%
Occupied Housing Units	**2,088**	**2,355**	**2,435**	**2,436**	**2,441**	**353**	**17%**
Single Family	787	875	877	877	877	90	11%
Multiple Family	907	1,084	1,162	1,163	1,164	257	28%
Mobile Homes	394	396	396	396	400	6	2%
Vacancy Rate	**3.2%**	**2.3%**	**2.0%**	**2.0%**	**1.9%**	**-1.3**	**-41%**
Single Family	4.6%	2.1%	1.9%	1.9%	1.9%	-2.7	-59%
Multiple Family	2.7%	3.0%	2.4%	2.4%	2.3%	-0.4	-15%
Mobile Homes	1.5%	1.0%	1.0%	1.0%	0.0%	-1.5	-100%
Persons per Household	**2.91**	**2.94**	**2.97**	**3.02**	**3.04**	**0.13**	**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	**6,083**	**6,933**	**7,236**	**7,366**	**7,423**	**1,340**	**22%**
Under 5	405	414	414	403	380	-25	-6%
5 to 9	376	430	424	415	396	20	5%
10 to 14	432	495	470	464	446	14	3%
15 to 17	299	311	306	293	286	-13	-4%
18 to 19	193	179	166	152	152	-41	-21%
20 to 24	417	419	456	412	404	-13	-3%
25 to 29	482	582	568	546	536	54	11%
30 to 34	396	431	396	435	419	23	6%
35 to 39	455	398	463	453	447	-8	-2%
40 to 44	448	435	466	424	474	26	6%
45 to 49	505	475	410	477	474	-31	-6%
50 to 54	439	445	410	430	396	-43	-10%
55 to 59	346	443	381	327	377	31	9%
60 to 61	142	226	215	202	238	96	68%
62 to 64	120	229	224	222	218	98	82%
65 to 69	175	348	447	446	434	259	148%
70 to 74	117	221	306	285	270	153	131%
75 to 79	138	195	338	426	416	278	201%
80 to 84	111	125	213	291	307	196	177%
85 and over	87	132	163	263	353	266	306%
Median Age	35.5	37.6	39.5	41.3	42.6	7.1	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,083**	**6,933**	**7,236**	**7,366**	**7,423**	**1,340**	**22%**
Hispanic	1,495	2,004	2,319	2,588	2,803	1,308	87%
Non-Hispanic	4,588	4,929	4,917	4,778	4,620	32	1%
White	3,443	3,511	3,344	3,114	2,893	-550	-16%
Black	179	230	262	283	300	121	68%
American Indian	21	33	36	36	34	13	62%
Asian	631	764	833	871	894	263	42%
Hawaiian / Pacific Islander	14	25	30	33	36	22	157%
Other	37	54	62	65	68	31	84%
Two or More Races	263	312	350	376	395	132	50%

GROWTH TRENDS IN TOTAL POPULATION
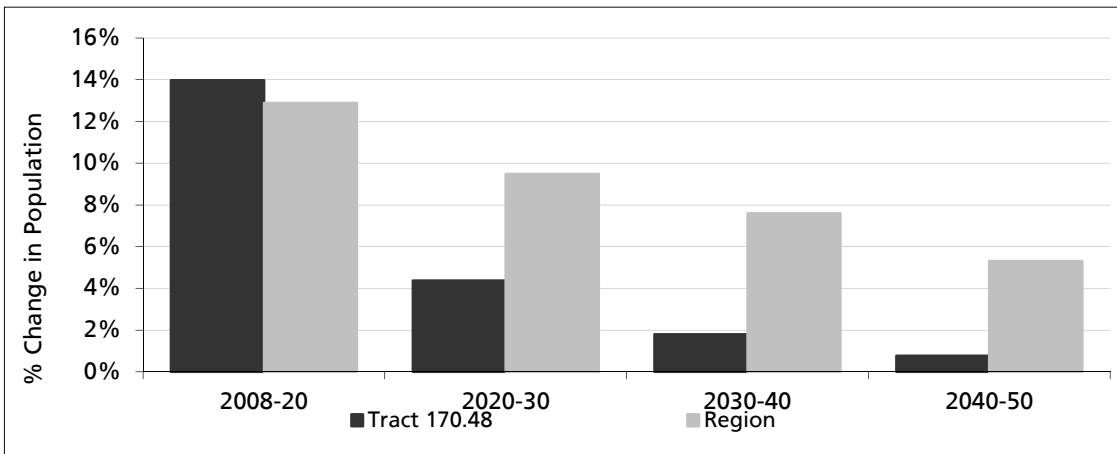
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**4,164**	**4,440**	**4,726**	**4,867**	**4,930**	**766**	**18%**
Civilian Jobs	4,164	4,440	4,726	4,867	4,930	766	18%
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	**930**	**930**	**930**	**930**	**930**	**0**	**0%**
Developed Acres	**888**	**911**	**919**	**920**	**920**	**32**	**4%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	143	158	158	158	158	15	10%
Multiple Family	41	41	41	41	41	0	0%
Mobile Homes	53	53	53	53	53	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	10	13	13	13	13	--
Industrial	148	149	148	148	148	1	0%
Commercial/Services	55	53	59	60	60	4	8%
Office	6	5	4	4	4	-2	-28%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	114	114	114	114	114	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	320	320	320	320	320	0	0%
Vacant Developable Acres	**34**	**11**	**3**	**2**	**2**	**-32**	**-94%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	17	2	2	2	2	-15	-88%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	3	0	0	0	0	-3	-100%
Commercial/Services	12	9	1	0	0	-12	-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	**8**	**8**	**8**	**8**	**8**	**0**	**0%**
Employment Density[3]	**19.1**	**20.1**	**20.8**	**21.3**	**21.6**	**2.5**	**13%**
Residential Density[4]	**9.1**	**9.4**	**9.6**	**9.6**	**9.6**	**0.5**	**6%**

GROWTH TRENDS IN JOBS
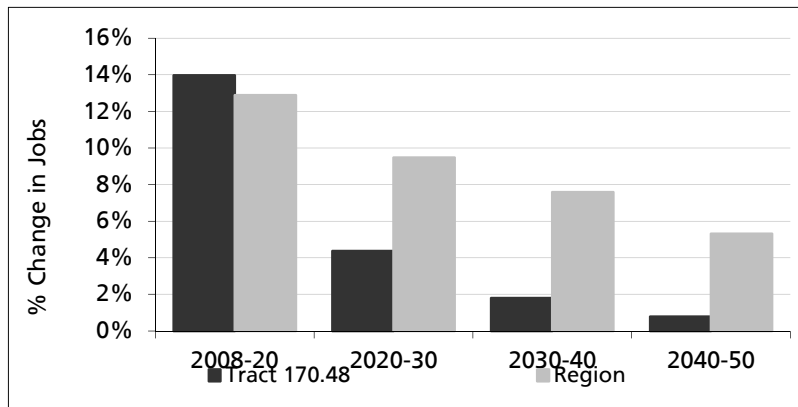
Notes:

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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