2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.18

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,126**	**5,234**	**5,306**	**5,661**	**6,246**	**1,120**	**22%**
Household Population	5,038	5,140	5,205	5,551	6,125	1,087	22%
Group Quarters Population	88	94	101	110	121	33	38%
Civilian	88	94	101	110	121	33	38%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,733**	**1,735**	**1,735**	**1,803**	**1,998**	**265**	**15%**
Single Family	201	201	201	201	201	0	0%
Multiple Family	1,532	1,534	1,534	1,602	1,797	265	17%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,678**	**1,705**	**1,708**	**1,776**	**1,969**	**291**	**17%**
Single Family	193	198	198	198	198	5	3%
Multiple Family	1,485	1,507	1,510	1,578	1,771	286	19%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.2%**	**1.7%**	**1.6%**	**1.5%**	**1.5%**	**-1.7**	**-53%**
Single Family	4.0%	1.5%	1.5%	1.5%	1.5%	-2.5	-63%
Multiple Family	3.1%	1.8%	1.6%	1.5%	1.4%	-1.7	-55%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.00**	**3.01**	**3.05**	**3.13**	**3.11**	**0.11**	**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.
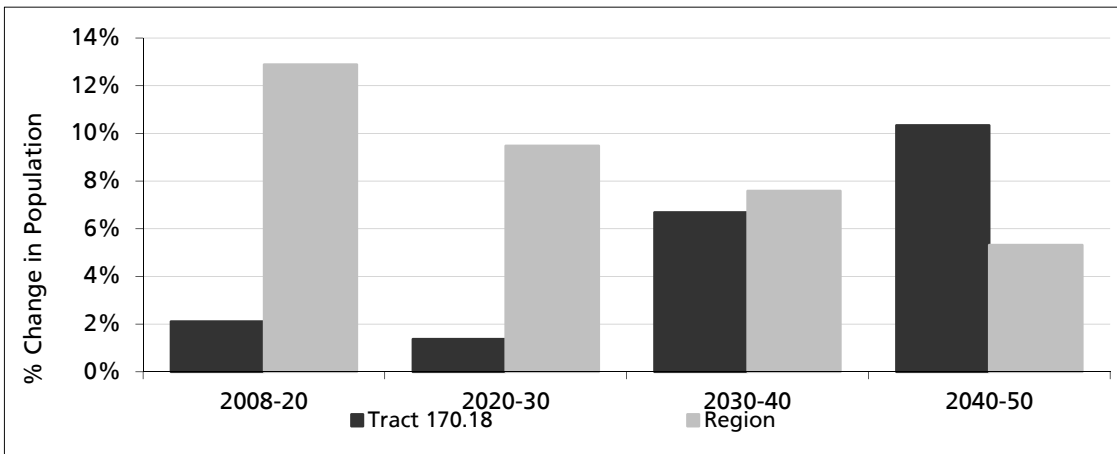
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,126**	**5,234**	**5,306**	**5,661**	**6,246**	**1,120**	**22%**
Under 5	444	425	412	425	446	2	0%
5 to 9	420	430	421	443	472	52	12%
10 to 14	346	400	378	402	444	98	28%
15 to 17	223	232	219	239	263	40	18%
18 to 19	141	131	134	137	153	12	9%
20 to 24	387	382	415	425	452	65	17%
25 to 29	300	328	313	324	353	53	18%
30 to 34	471	494	449	514	538	67	14%
35 to 39	610	514	561	580	638	28	5%
40 to 44	502	426	441	425	523	21	4%
45 to 49	428	365	317	381	419	-9	-2%
50 to 54	288	268	247	272	284	-4	-1%
55 to 59	173	223	205	212	274	101	58%
60 to 61	32	45	43	37	47	15	47%
62 to 64	35	64	72	79	97	62	177%
65 to 69	107	191	208	195	201	94	88%
70 to 74	93	161	221	228	247	154	166%
75 to 79	62	78	140	178	186	124	200%
80 to 84	40	43	67	94	108	68	170%
85 and over	24	34	43	71	101	77	321%
Median Age	33.2	32.9	34.0	34.2	35.0	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,126**	**5,234**	**5,306**	**5,661**	**6,246**	**1,120**	**22%**
Hispanic	815	917	981	1,102	1,265	450	55%
Non-Hispanic	4,311	4,317	4,325	4,559	4,981	670	16%
White	2,150	1,958	1,836	1,815	1,879	-271	-13%
Black	275	314	340	381	438	163	59%
American Indian	28	44	50	52	53	25	89%
Asian	1,505	1,566	1,605	1,737	1,941	436	29%
Hawaiian / Pacific Islander	39	83	105	129	154	115	295%
Other	29	47	54	62	70	41	141%
Two or More Races	285	305	335	383	446	161	56%

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	**916**	**995**	**1,044**	**1,067**	**1,073**	**157**	**17%**
Civilian Jobs	916	995	1,044	1,067	1,073	157	17%
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	**481**	**481**	**481**	**481**	**481**	**0**	**0%**
Developed Acres	**472**	**478**	**480**	**481**	**481**	**9**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	35	35	35	35	35	0	0%
Multiple Family	111	111	111	111	111	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	9	7	7	7	7	-2	-22%
Commercial/Services	36	41	43	44	44	9	24%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	186	186	186	186	186	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	94	96	96	96	96	2	2%
Vacant Developable Acres	**9**	**3**	**1**	**0**	**0**	**-9**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	7	3	1	0	0	-7	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	2	0	0	0	0	-2	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**20.7**	**20.7**	**21.1**	**21.1**	**21.1**	**0.4**	**2%**
Residential Density[4]	**11.7**	**11.7**	**11.7**	**12.2**	**13.5**	**1.8**	**15%**

GROWTH TRENDS IN JOBS
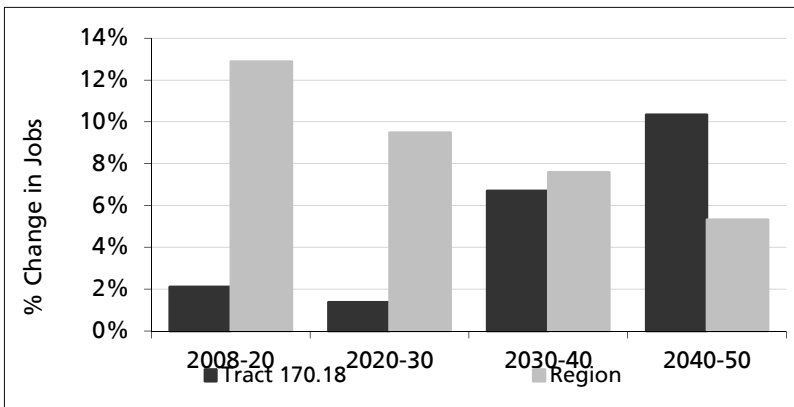
Notes:

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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