2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.56

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,861**	**4,873**	**4,956**	**5,089**	**5,180**	**319**	**7%**
Household Population	4,729	4,718	4,769	4,868	4,927	198	4%
Group Quarters Population	132	155	187	221	253	121	92%
Civilian	132	155	187	221	253	121	92%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,831**	**1,831**	**1,831**	**1,831**	**1,831**	**0**	**0%**
Single Family	684	684	684	684	684	0	0%
Multiple Family	1,147	1,147	1,147	1,147	1,147	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,781**	**1,751**	**1,760**	**1,763**	**1,765**	**-16**	**-1%**
Single Family	656	667	669	670	670	14	2%
Multiple Family	1,125	1,084	1,091	1,093	1,095	-30	-3%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.7%**	**4.4%**	**3.9%**	**3.7%**	**3.6%**	**0.9**	**33%**
Single Family	4.1%	2.5%	2.2%	2.0%	2.0%	-2.1	-51%
Multiple Family	1.9%	5.5%	4.9%	4.7%	4.5%	2.6	137%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.66**	**2.69**	**2.71**	**2.76**	**2.79**	**0.13**	**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.
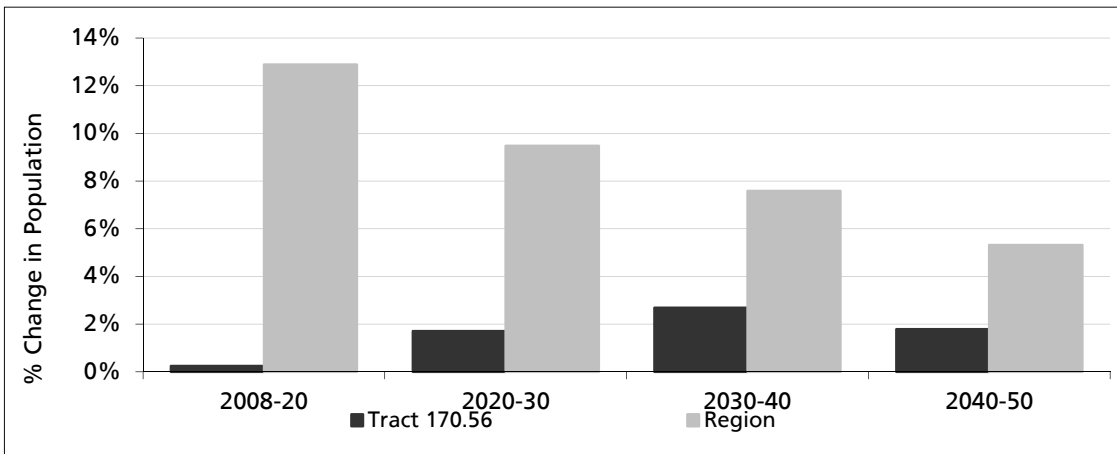
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,861**	**4,873**	**4,956**	**5,089**	**5,180**	**319**	**7%**
Under 5	355	293	314	284	274	-81	-23%
5 to 9	382	393	377	389	424	42	11%
10 to 14	377	407	381	377	335	-42	-11%
15 to 17	208	189	213	212	218	10	5%
18 to 19	132	105	91	96	94	-38	-29%
20 to 24	269	232	239	224	208	-61	-23%
25 to 29	247	252	252	241	253	6	2%
30 to 34	232	282	256	268	257	25	11%
35 to 39	415	346	423	427	411	-4	-1%
40 to 44	505	384	430	435	463	-42	-8%
45 to 49	488	425	349	395	413	-75	-15%
50 to 54	431	392	356	370	362	-69	-16%
55 to 59	285	398	346	316	326	41	14%
60 to 61	128	153	124	138	154	26	20%
62 to 64	107	154	153	123	151	44	41%
65 to 69	98	165	200	192	156	58	59%
70 to 74	64	72	128	119	140	76	119%
75 to 79	35	86	144	205	169	134	383%
80 to 84	56	74	97	157	166	110	196%
85 and over	47	71	83	121	206	159	338%
Median Age	37.8	39.1	39.2	40.3	41.3	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,861**	**4,873**	**4,956**	**5,089**	**5,180**	**319**	**7%**
Hispanic	371	407	451	504	540	169	46%
Non-Hispanic	4,490	4,466	4,505	4,585	4,640	150	3%
White	2,950	2,752	2,669	2,615	2,560	-390	-13%
Black	111	131	158	155	171	60	54%
American Indian	6	25	15	29	25	19	317%
Asian	1,297	1,392	1,463	1,551	1,629	332	26%
Hawaiian / Pacific Islander	6	15	24	27	22	16	267%
Other	5	17	10	23	25	20	400%
Two or More Races	115	134	166	185	208	93	81%

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	**6,997**	**7,712**	**9,069**	**10,047**	**10,128**	**3,131**	**45%**
Civilian Jobs	6,997	7,712	9,069	10,047	10,128	3,131	45%
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	**665**	**665**	**665**	**665**	**665**	**0**	**0%**
Developed Acres	**661**	**662**	**664**	**665**	**665**	**4**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	90	90	90	90	90	0	0%
Multiple Family	60	60	60	60	60	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	12	12	12	12	12	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	80	81	82	83	83	3	4%
Commercial/Services	202	202	202	202	202	1	0%
Office	22	22	22	22	22	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	158	158	158	158	158	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	37	37	37	37	37	0	0%
Vacant Developable Acres	**4**	**3**	**2**	**1**	**0**	**-4**	**-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	3	3	2	1	0	-3	-100%
Commercial/Services	1	0	0	0	0	-1	-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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**23.0**	**25.3**	**29.6**	**32.7**	**32.9**	**9.9**	**43%**
Residential Density[4]	**11.3**	**11.3**	**11.3**	**11.3**	**11.3**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
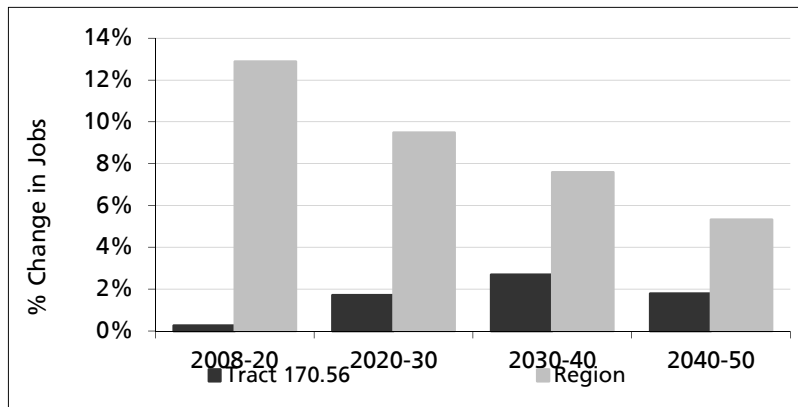
Notes:

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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