2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,635**	**9,202**	**9,393**	**9,397**	**9,337**	**1,702**	**22%**
Household Population	7,635	9,202	9,393	9,397	9,337	1,702	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	**3,274**	**3,756**	**3,790**	**3,752**	**3,735**	**461**	**14%**
Single Family	1,294	1,597	1,597	1,597	1,597	303	23%
Multiple Family	892	1,146	1,191	1,191	1,191	299	34%
Mobile Homes	1,088	1,013	1,002	964	947	-141	-13%
Occupied Housing Units	**3,130**	**3,658**	**3,703**	**3,665**	**3,655**	**525**	**17%**
Single Family	1,216	1,565	1,570	1,570	1,573	357	29%
Multiple Family	861	1,108	1,156	1,156	1,158	297	34%
Mobile Homes	1,053	985	977	939	924	-129	-12%
Vacancy Rate	**4.4%**	**2.6%**	**2.3%**	**2.3%**	**2.1%**	**-2.3**	**-52%**
Single Family	6.0%	2.0%	1.7%	1.7%	1.5%	-4.5	-75%
Multiple Family	3.5%	3.3%	2.9%	2.9%	2.8%	-0.7	-20%
Mobile Homes	3.2%	2.8%	2.5%	2.6%	0.0%	-3.2	-100%
Persons per Household	**2.44**	**2.52**	**2.54**	**2.56**	**2.55**	**0.11**	**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.
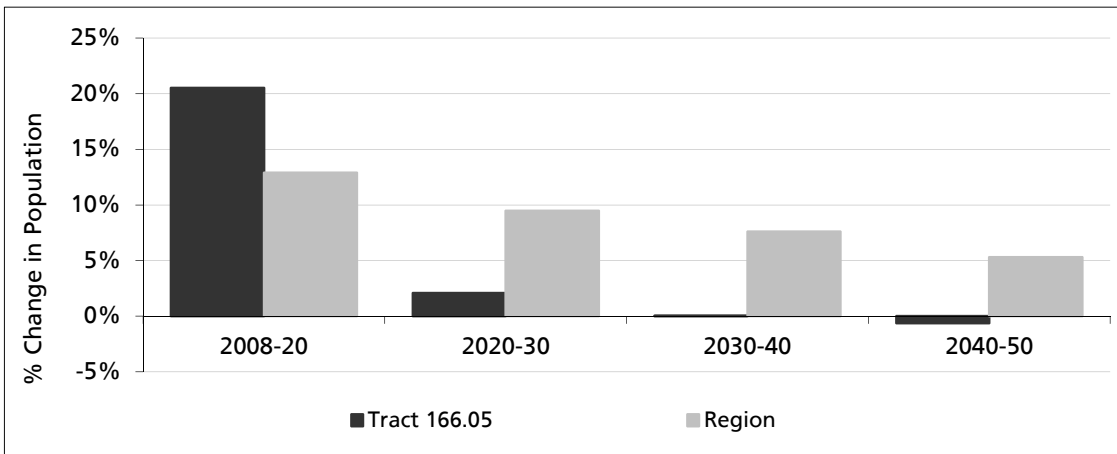
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,635**	**9,202**	**9,393**	**9,397**	**9,337**	**1,702**	**22%**
Under 5	513	575	548	516	487	-26	-5%
5 to 9	512	586	567	559	541	29	6%
10 to 14	453	515	494	516	513	60	13%
15 to 17	323	350	317	308	322	-1	0%
18 to 19	210	200	184	187	188	-22	-10%
20 to 24	492	548	571	553	571	79	16%
25 to 29	413	591	562	519	546	133	32%
30 to 34	442	546	491	474	463	21	5%
35 to 39	564	504	596	588	560	-4	-1%
40 to 44	593	548	601	577	628	35	6%
45 to 49	650	602	498	621	656	6	1%
50 to 54	539	553	449	508	510	-29	-5%
55 to 59	418	557	441	369	475	57	14%
60 to 61	156	230	189	142	186	30	19%
62 to 64	152	273	228	213	229	77	51%
65 to 69	292	611	656	523	454	162	55%
70 to 74	275	580	714	592	473	198	72%
75 to 79	241	362	590	645	509	268	111%
80 to 84	205	219	398	493	409	204	100%
85 and over	192	252	299	494	617	425	221%
Median Age	39.1	41.7	43.0	44.1	43.8	4.7	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,635**	**9,202**	**9,393**	**9,397**	**9,337**	**1,702**	**22%**
Hispanic	1,040	1,420	1,526	1,590	1,634	594	57%
Non-Hispanic	6,595	7,782	7,867	7,807	7,703	1,108	17%
White	6,019	7,051	7,096	7,035	6,926	907	15%
Black	119	163	171	160	169	50	42%
American Indian	40	35	30	16	3	-37	-93%
Asian	155	224	246	264	283	128	83%
Hawaiian / Pacific Islander	12	20	16	13	5	-7	-58%
Other	37	39	42	41	41	4	11%
Two or More Races	213	250	266	278	276	63	30%

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	**2,212**	**2,420**	**2,763**	**2,792**	**2,792**	**580**	**26%**
Civilian Jobs	2,212	2,420	2,763	2,792	2,792	580	26%
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	**1,437**	**1,437**	**1,437**	**1,437**	**1,437**	**0**	**0%**
Developed Acres	**1,102**	**1,387**	**1,414**	**1,416**	**1,416**	**314**	**28%**
Low Density Single Family	0	38	38	38	38	38	--
Single Family	224	415	415	415	415	190	85%
Multiple Family	53	74	78	78	78	25	47%
Mobile Homes	138	138	138	138	138	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	7	7	7	7	7	0	0%
Commercial/Services	31	66	85	85	85	54	175%
Office	0	0	0	0	0	0	0%
Schools	95	96	100	101	101	6	7%
Roads and Freeways	211	211	211	211	211	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	343	343	343	343	343	0	0%
Vacant Developable Acres	**322**	**37**	**10**	**8**	**8**	**-314**	**-97%**
Low Density Single Family	38	0	0	0	0	-38	-100%
Single Family	200	1	1	1	1	-200	-100%
Multiple Family	15	4	0	0	0	-15	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	54	19	0	0	0	-54	-100%
Office	0	0	0	0	0	0	0%
Schools	6	5	2	0	0	-6	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	8	8	8	8	8	0	0%
Constrained Acres	**13**	**13**	**13**	**13**	**13**	**0**	**0%**
Employment Density[3]	**16.6**	**14.3**	**14.4**	**14.4**	**14.4**	**-2.2**	**-13%**
Residential Density[4]	**7.9**	**5.7**	**5.7**	**5.6**	**5.6**	**-2.3**	**-29%**

GROWTH TRENDS IN JOBS

Tract 166.05 ■ Region ■
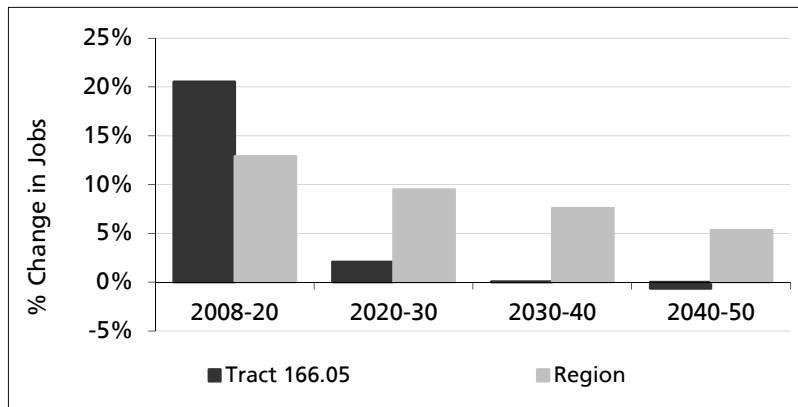
Notes:

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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