2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.15

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**4,566**	**6,584**	**6,710**	*6,822*	*6,903*	**2,337**	**51%**
Household Population	4,566	6,584	6,710	*6,822*	*6,903*	2,337	51%
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	**1,912**	**2,616**	**2,616**	*2,616*	*2,616*	**704**	**37%**
Single Family	1,360	1,491	1,491	*1,491*	*1,491*	131	10%
Multiple Family	552	1,125	1,125	*1,125*	*1,125*	573	104%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**1,830**	**2,507**	**2,528**	*2,531*	*2,535*	**705**	**39%**
Single Family	1,304	1,440	1,443	*1,445*	*1,448*	144	11%
Multiple Family	526	1,067	1,085	*1,086*	*1,087*	561	107%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**4.3%**	**4.2%**	**3.4%**	*3.2%*	*3.1%*	**-1.2**	**-28%**
Single Family	4.1%	3.4%	3.2%	*3.1%*	*2.9%*	-1.2	-29%
Multiple Family	4.7%	5.2%	3.6%	*3.5%*	*3.4%*	-1.3	-28%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.50**	**2.63**	**2.65**	*2.70*	*2.72*	**0.22**	**9%**

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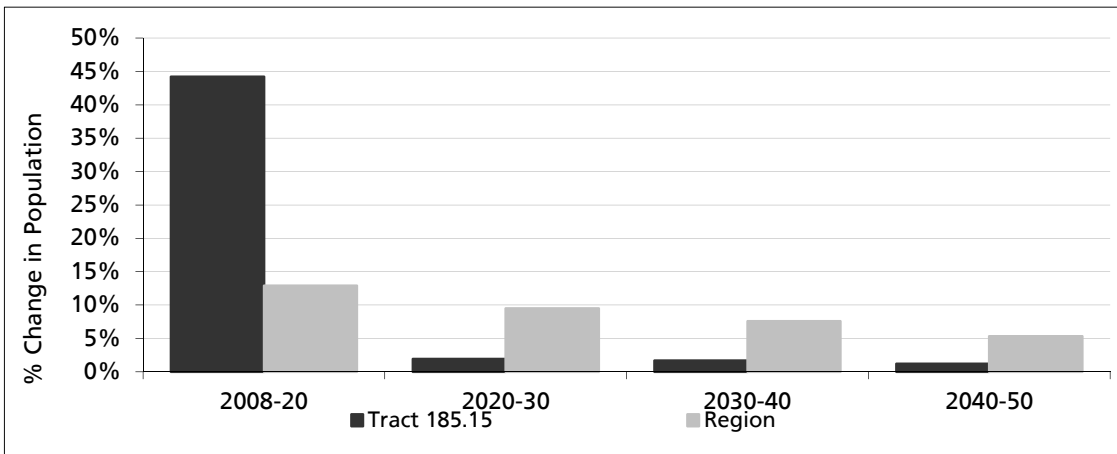
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,566**	**6,584**	**6,710**	**6,822**	**6,903**	**2,337**	**51%**
Under 5	203	262	255	252	251	48	24%
5 to 9	228	308	304	308	307	79	35%
10 to 14	284	386	357	369	369	85	30%
15 to 17	148	188	158	176	188	40	27%
18 to 19	117	141	114	122	123	6	5%
20 to 24	254	335	342	325	339	85	33%
25 to 29	331	541	528	484	506	175	53%
30 to 34	273	375	348	378	376	103	38%
35 to 39	257	306	353	361	363	106	41%
40 to 44	290	342	359	343	398	108	37%
45 to 49	344	375	312	367	376	32	9%
50 to 54	349	414	355	395	390	41	12%
55 to 59	337	522	447	385	469	132	39%
60 to 61	123	196	161	132	167	44	36%
62 to 64	152	310	265	237	239	87	57%
65 to 69	204	461	489	417	360	156	76%
70 to 74	201	460	570	506	464	263	131%
75 to 79	169	275	432	489	439	270	160%
80 to 84	171	206	355	446	389	218	127%
85 and over	131	181	206	330	390	259	198%
Median Age	43.2	46.4	48.8	49.0	48.1	4.9	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,566**	**6,584**	**6,710**	**6,822**	**6,903**	**2,337**	**51%**
Hispanic	665	1,220	1,408	1,625	1,842	1,177	177%
Non-Hispanic	3,901	5,364	5,302	5,197	5,061	1,160	30%
White	3,324	4,455	4,301	4,120	3,912	588	18%
Black	87	122	113	99	83	-4	-5%
American Indian	24	36	36	34	32	8	33%
Asian	283	471	544	612	679	396	140%
Hawaiian / Pacific Islander	24	30	27	24	23	-1	-4%
Other	10	17	20	22	24	14	140%
Two or More Races	149	233	261	286	308	159	107%

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	**2,255**	**2,332**	**2,778**	**2,798**	**2,816**	**561**	**25%**
Civilian Jobs	2,255	2,332	2,778	2,798	2,816	561	25%
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	**1,017**	**1,017**	**1,017**	**1,017**	**1,017**	**0**	**0%**
Developed Acres	**932**	**1,008**	**1,017**	**1,017**	**1,017**	**85**	**9%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	371	429	429	429	429	58	16%
Multiple Family	44	41	41	41	41	-3	-6%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	14	14	14	14	14	--
Industrial	17	17	17	17	17	0	1%
Commercial/Services	157	157	162	162	162	5	3%
Office	9	16	20	20	20	10	111%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	151	151	151	151	151	0	0%
Agricultural and Extractive[2]	56	56	56	56	56	0	0%
Parks and Military Use	123	123	123	123	123	0	0%
Vacant Developable Acres	**85**	**9**	**0**	**0**	**0**	**-85**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	58	0	0	0	0	-58	-100%
Multiple Family	11	0	0	0	0	-11	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	5	5	0	0	0	-5	-100%
Office	10	4	0	0	0	-10	-100%
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]	**12.1**	**11.7**	**13.3**	**13.4**	**13.5**	**1.4**	**11%**
Residential Density[4]	**4.6**	**5.5**	**5.5**	**5.5**	**5.5**	**0.9**	**19%**

GROWTH TRENDS IN JOBS
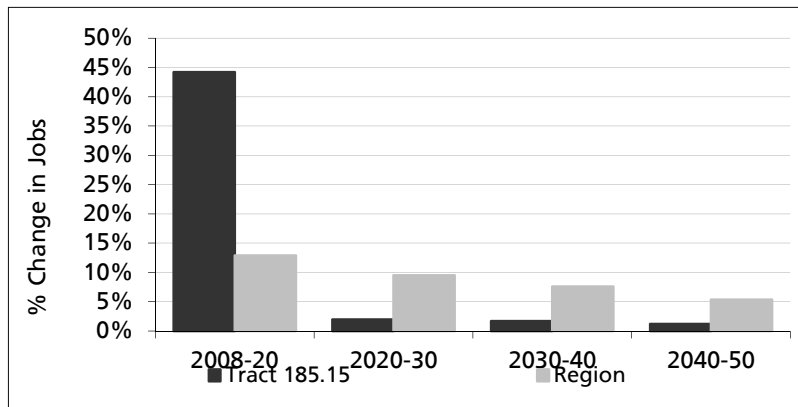
Notes:

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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