2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.31

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,160**	**4,227**	**4,286**	**4,396**	**4,482**	**322**	**8%**
Household Population	4,138	4,188	4,224	4,294	4,349	211	5%
Group Quarters Population	22	39	62	102	133	111	505%
Civilian	22	39	62	102	133	111	505%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,421**	**1,421**	**1,423**	**1,423**	**1,423**	**2**	**0%**
Single Family	1,029	1,029	1,031	1,031	1,031	2	0%
Multiple Family	392	392	392	392	392	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,383**	**1,383**	**1,387**	**1,388**	**1,388**	**5**	**0%**
Single Family	998	997	1,001	1,002	1,002	4	0%
Multiple Family	385	386	386	386	386	1	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.7%**	**2.7%**	**2.5%**	**2.5%**	**2.5%**	**-0.2**	**-7%**
Single Family	3.0%	3.1%	2.9%	2.8%	2.8%	-0.2	-7%
Multiple Family	1.8%	1.5%	1.5%	1.5%	1.5%	-0.3	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.99**	**3.03**	**3.05**	**3.09**	**3.13**	**0.14**	**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.
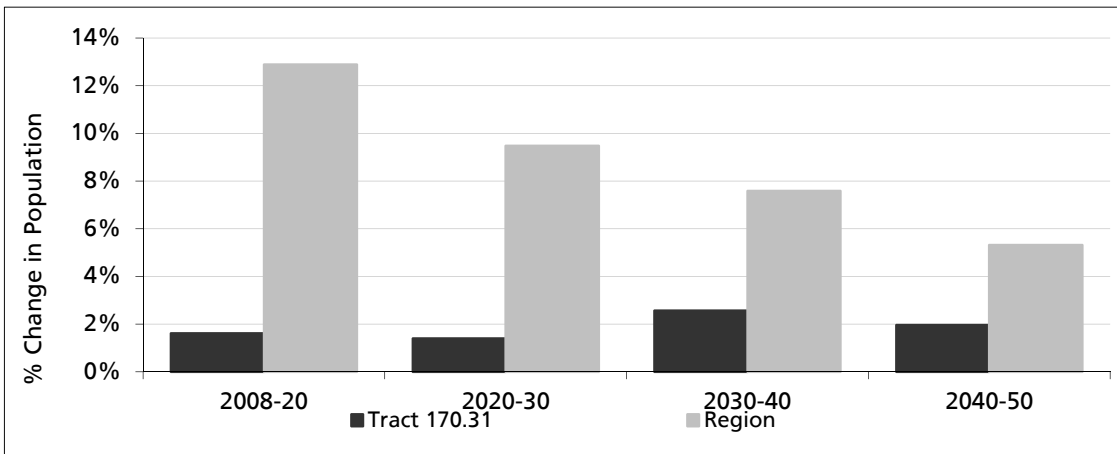
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,160**	**4,227**	**4,286**	**4,396**	**4,482**	**322**	**8%**
Under 5	320	305	307	312	308	-12	-4%
5 to 9	211	193	196	198	192	-19	-9%
10 to 14	291	296	280	292	294	3	1%
15 to 17	205	189	171	182	182	-23	-11%
18 to 19	151	130	120	121	124	-27	-18%
20 to 24	364	344	354	343	351	-13	-4%
25 to 29	280	336	336	326	338	58	21%
30 to 34	232	239	233	255	249	17	7%
35 to 39	305	256	312	323	308	3	1%
40 to 44	315	261	282	271	300	-15	-5%
45 to 49	385	317	278	341	350	-35	-9%
50 to 54	343	314	281	318	303	-40	-12%
55 to 59	264	294	250	213	256	-8	-3%
60 to 61	95	114	100	82	106	11	12%
62 to 64	84	131	115	104	113	29	35%
65 to 69	150	272	314	275	256	106	71%
70 to 74	61	116	168	165	159	98	161%
75 to 79	18	22	35	46	46	28	156%
80 to 84	48	52	100	139	138	90	188%
85 and over	38	46	54	90	109	71	187%
Median Age	35.4	36.6	37.3	37.6	38.3	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,160**	**4,227**	**4,286**	**4,396**	**4,482**	**322**	**8%**
Hispanic	487	568	622	689	746	259	53%
Non-Hispanic	3,673	3,659	3,664	3,707	3,736	63	2%
White	2,772	2,600	2,496	2,429	2,370	-402	-15%
Black	131	154	167	182	197	66	50%
American Indian	34	56	66	70	68	34	100%
Asian	473	507	530	562	590	117	25%
Hawaiian / Pacific Islander	35	77	104	125	140	105	300%
Other	29	46	56	63	68	39	134%
Two or More Races	199	219	245	276	303	104	52%

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	**571**	**571**	**571**	**571**	**589**	**18**	**3%**
Civilian Jobs	571	571	571	571	589	18	3%
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	**274**	**274**	**274**	**274**	**274**	**0**	**0%**
Developed Acres	**274**	**274**	**274**	**274**	**274**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	144	144	145	145	145	0	0%
Multiple Family	21	21	21	21	21	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	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	24	24	24	24	24	0	0%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	73	73	73	73	73	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
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	0	0	0	0	0	0	0%
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]	**15.9**	**15.9**	**15.9**	**15.9**	**16.4**	**0.5**	**3%**
Residential Density[4]	**8.6**	**8.6**	**8.6**	**8.6**	**8.6**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
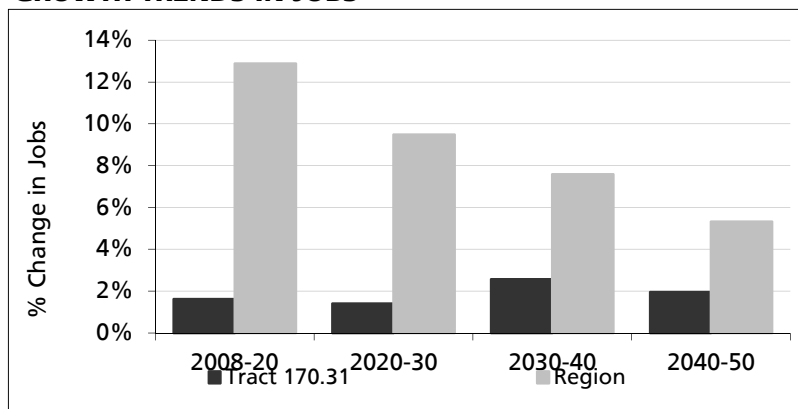
Notes:

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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