2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.07

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,235**	**8,123**	**9,097**	**9,342**	**9,435**	**2,200**	**30%**
Household Population	7,045	7,896	8,786	8,936	8,969	1,924	27%
Group Quarters Population	190	227	311	406	466	276	145%
Civilian	190	227	311	406	466	276	145%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,419**	**2,657**	**2,921**	**2,921**	**2,930**	**511**	**21%**
Single Family	1,428	1,656	1,917	1,917	1,917	489	34%
Multiple Family	381	391	391	391	391	10	3%
Mobile Homes	610	610	613	613	622	12	2%
Occupied Housing Units	**2,351**	**2,606**	**2,873**	**2,890**	**2,899**	**548**	**23%**
Single Family	1,386	1,621	1,884	1,901	1,901	515	37%
Multiple Family	375	384	385	385	385	10	3%
Mobile Homes	590	601	604	604	613	23	4%
Vacancy Rate	**2.8%**	**1.9%**	**1.6%**	**1.1%**	**1.1%**	**-1.7**	**-61%**
Single Family	2.9%	2.1%	1.7%	0.8%	0.8%	-2.1	-72%
Multiple Family	1.6%	1.8%	1.5%	1.5%	1.5%	-0.1	-6%
Mobile Homes	3.3%	1.5%	1.5%	1.5%	0.0%	-3.3	-100%
Persons per Household	**3.00**	**3.03**	**3.06**	**3.09**	**3.09**	**0.09**	**3%**

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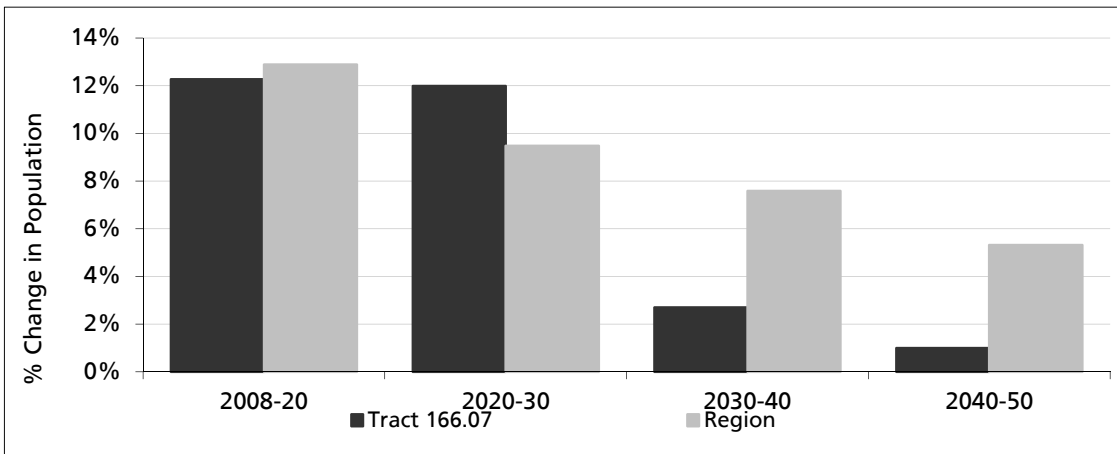
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,235**	**8,123**	**9,097**	**9,342**	**9,435**	**2,200**	**30%**
Under 5	485	502	577	582	573	88	18%
5 to 9	435	457	539	551	525	90	21%
10 to 14	465	520	557	598	586	121	26%
15 to 17	348	374	373	411	412	64	18%
18 to 19	272	270	247	255	257	-15	-6%
20 to 24	619	664	775	761	784	165	27%
25 to 29	544	741	831	803	845	301	55%
30 to 34	411	472	507	557	547	136	33%
35 to 39	454	402	542	565	546	92	20%
40 to 44	487	438	544	538	580	93	19%
45 to 49	635	530	477	618	637	2	0%
50 to 54	567	538	507	582	577	10	2%
55 to 59	504	623	563	469	604	100	20%
60 to 61	190	253	242	202	258	68	36%
62 to 64	194	326	301	257	265	71	37%
65 to 69	195	378	476	406	345	150	77%
70 to 74	145	288	433	391	342	197	136%
75 to 79	95	131	245	271	212	117	123%
80 to 84	99	101	206	265	219	120	121%
85 and over	91	115	155	260	321	230	253%
Median Age	35.4	35.8	36.3	36.4	36.7	1.3	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,235**	**8,123**	**9,097**	**9,342**	**9,435**	**2,200**	**30%**
Hispanic	930	1,182	1,397	1,488	1,550	620	67%
Non-Hispanic	6,305	6,941	7,700	7,854	7,885	1,580	25%
White	5,665	6,175	6,810	6,914	6,904	1,239	22%
Black	78	101	117	112	118	40	51%
American Indian	44	37	31	24	21	-23	-52%
Asian	244	324	401	447	483	239	98%
Hawaiian / Pacific Islander	40	42	43	42	42	2	5%
Other	5	5	5	5	5	0	0%
Two or More Races	229	257	293	310	312	83	36%

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	**3,033**	**3,408**	**3,504**	**3,507**	**4,109**	**1,076**	**35%**
Civilian Jobs	3,033	3,408	3,504	3,507	4,109	1,076	35%
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	**992**	**992**	**992**	**992**	**992**	**0**	**0%**
Developed Acres	**953**	**957**	**968**	**968**	**981**	**28**	**3%**
Low Density Single Family	11	0	0	0	0	-11	-100%
Single Family	250	287	326	326	326	75	30%
Multiple Family	16	17	17	17	17	1	7%
Mobile Homes	85	85	85	85	85	0	0%
Other Residential	14	14	14	14	14	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	156	161	153	153	167	11	7%
Commercial/Services	15	2	7	7	7	-8	-54%
Office	0	0	0	0	0	0	0%
Schools	58	58	58	58	58	0	0%
Roads and Freeways	132	132	132	132	132	0	0%
Agricultural and Extractive[2]	40	25	0	0	0	-40	-100%
Parks and Military Use	174	174	174	174	174	0	0%
Vacant Developable Acres	**28**	**24**	**13**	**13**	**0**	**-28**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	6	0	0	0	-6	-100%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	16	13	13	13	0	-16	-100%
Commercial/Services	5	5	0	0	0	-5	-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	**11**	**11**	**11**	**11**	**11**	**0**	**0%**
Employment Density[3]	**13.2**	**15.3**	**16.0**	**16.0**	**17.7**	**4.5**	**34%**
Residential Density[4]	**6.4**	**6.6**	**6.6**	**6.6**	**6.6**	**0.2**	**3%**

GROWTH TRENDS IN JOBS
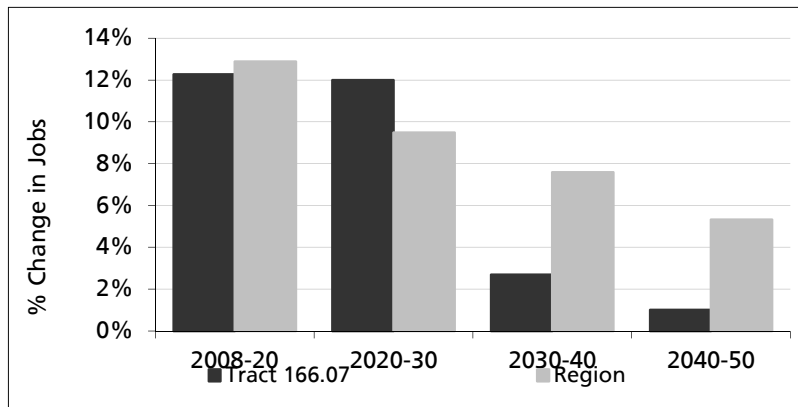
Notes:

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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