2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,812**	**7,144**	**7,564**	**7,796**	**7,985**	**1,173**	**17%**
Household Population	6,775	7,083	7,449	7,611	7,752	977	14%
Group Quarters Population	37	61	115	185	233	196	530%
Civilian	37	61	115	185	233	196	530%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,632**	**2,796**	**2,899**	**2,901**	**2,901**	**269**	**10%**
Single Family	1,906	2,053	2,156	2,158	2,158	252	13%
Multiple Family	726	743	743	743	743	17	2%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,503**	**2,604**	**2,731**	**2,736**	**2,739**	**236**	**9%**
Single Family	1,818	1,910	2,034	2,036	2,038	220	12%
Multiple Family	685	694	697	700	701	16	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.9%**	**6.9%**	**5.8%**	**5.7%**	**5.6%**	**0.7**	**14%**
Single Family	4.6%	7.0%	5.7%	5.7%	5.6%	1.0	22%
Multiple Family	5.6%	6.6%	6.2%	5.8%	5.7%	0.1	2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.71**	**2.72**	**2.73**	**2.78**	**2.83**	**0.12**	**4%**

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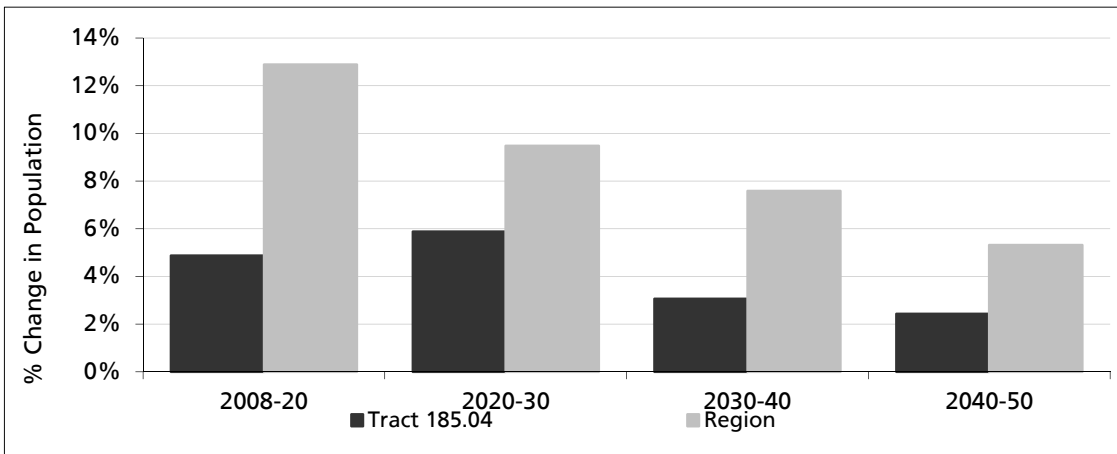
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,812**	**7,144**	**7,564**	**7,796**	**7,985**	**1,173**	**17%**
Under 5	980	960	1,006	1,009	1,024	44	4%
5 to 9	633	606	661	676	675	42	7%
10 to 14	467	523	523	559	576	109	23%
15 to 17	287	284	279	297	301	14	5%
18 to 19	177	172	168	158	169	-8	-5%
20 to 24	413	412	468	469	499	86	21%
25 to 29	368	448	476	497	518	150	41%
30 to 34	430	457	428	506	518	88	20%
35 to 39	452	363	449	470	486	34	8%
40 to 44	400	338	369	351	414	14	4%
45 to 49	402	343	296	366	386	-16	-4%
50 to 54	396	356	317	357	337	-59	-15%
55 to 59	363	399	335	284	357	-6	-2%
60 to 61	139	167	141	115	146	7	5%
62 to 64	185	278	255	240	256	71	38%
65 to 69	265	463	563	518	476	211	80%
70 to 74	149	258	336	285	245	96	64%
75 to 79	99	114	187	205	166	67	68%
80 to 84	120	108	198	256	214	94	78%
85 and over	87	95	109	178	222	135	155%
Median Age	30.9	31.8	32.3	32.3	32.2	1.3	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,812**	**7,144**	**7,564**	**7,796**	**7,985**	**1,173**	**17%**
Hispanic	1,400	1,833	2,181	2,527	2,873	1,473	105%
Non-Hispanic	5,412	5,311	5,383	5,269	5,112	-300	-6%
White	4,415	4,218	4,188	4,025	3,827	-588	-13%
Black	307	312	298	260	217	-90	-29%
American Indian	37	41	42	40	40	3	8%
Asian	284	340	404	453	504	220	77%
Hawaiian / Pacific Islander	53	50	46	43	40	-13	-25%
Other	6	8	10	11	11	5	83%
Two or More Races	310	342	395	437	473	163	53%

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	**5,748**	**5,748**	**6,436**	**7,112**	**7,996**	**2,248**	**39%**
Civilian Jobs	5,748	5,748	6,436	7,112	7,996	2,248	39%
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	**1,582**	**1,582**	**1,582**	**1,582**	**1,582**	**0**	**0%**
Developed Acres	**1,406**	**1,456**	**1,548**	**1,560**	**1,580**	**173**	**12%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	521	571	604	604	604	83	16%
Multiple Family	40	41	41	41	41	1	3%
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	103	103	103	103	105	2	2%
Commercial/Services	221	221	284	291	303	82	37%
Office	12	12	12	16	22	10	84%
Schools	38	38	38	38	38	0	0%
Roads and Freeways	317	317	317	317	317	0	0%
Agricultural and Extractive[2]	5	2	0	0	0	-5	-100%
Parks and Military Use	150	150	150	150	150	0	0%
Vacant Developable Acres	**176**	**127**	**34**	**22**	**2**	**-173**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	81	33	2	2	2	-78	-97%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	0	-2	-100%
Commercial/Services	82	82	19	12	0	-82	-100%
Office	10	10	10	6	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]	**15.4**	**15.4**	**14.8**	**15.9**	**17.1**	**1.7**	**11%**
Residential Density[4]	**4.7**	**4.6**	**4.5**	**4.5**	**4.5**	**-0.2**	**-4%**

GROWTH TRENDS IN JOBS
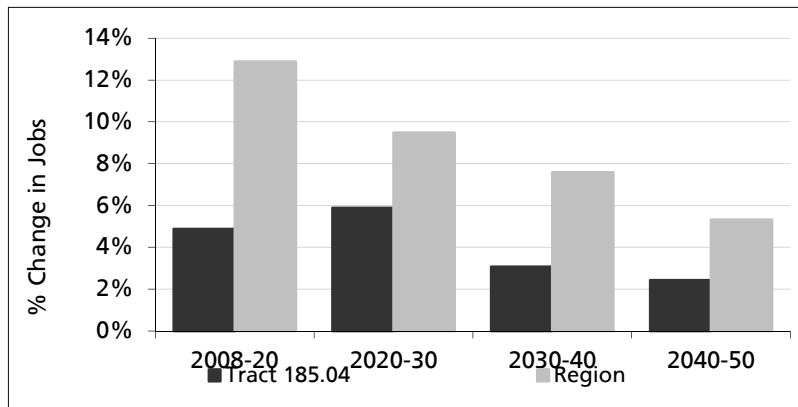
Notes:

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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