2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 173.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,063**	**6,615**	**7,196**	**7,655**	**7,907**	**1,844**	**30%**
Household Population	6,044	6,568	7,107	7,518	7,739	1,695	28%
Group Quarters Population	19	47	89	137	168	149	784%
Civilian	19	47	89	137	168	149	784%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,175**	**3,270**	**3,397**	**3,522**	**3,568**	**393**	**12%**
Single Family	1,003	1,013	992	1,016	1,016	13	1%
Multiple Family	2,146	2,232	2,382	2,483	2,529	383	18%
Mobile Homes	26	25	23	23	23	-3	-12%
Occupied Housing Units	**2,596**	**2,765**	**2,971**	**3,093**	**3,146**	**550**	**21%**
Single Family	848	906	895	920	923	75	9%
Multiple Family	1,730	1,841	2,058	2,157	2,208	478	28%
Mobile Homes	18	18	18	16	15	-3	-17%
Vacancy Rate	**18.2%**	**15.4%**	**12.5%**	**12.2%**	**11.8%**	**-6.4**	**-35%**
Single Family	15.5%	10.6%	9.8%	9.4%	9.2%	-6.3	-41%
Multiple Family	19.4%	17.5%	13.6%	13.1%	12.7%	-6.7	-35%
Mobile Homes	30.8%	28.0%	21.7%	30.4%	0.0%	-30.8	-100%
Persons per Household	**2.33**	**2.38**	**2.39**	**2.43**	**2.46**	**0.13**	**6%**

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.
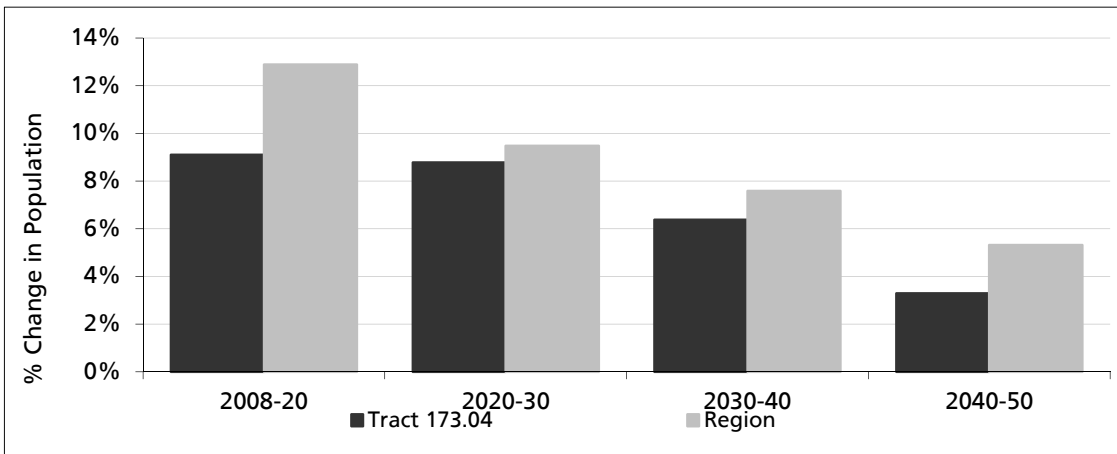
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 173.04
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,063**	**6,615**	**7,196**	**7,655**	**7,907**	**1,844**	**30%**
Under 5	376	365	380	396	396	20	5%
5 to 9	277	296	305	320	319	42	15%
10 to 14	242	274	268	280	284	42	17%
15 to 17	170	166	166	169	175	5	3%
18 to 19	99	86	99	93	93	-6	-6%
20 to 24	246	224	269	263	270	24	10%
25 to 29	311	356	360	377	380	69	22%
30 to 34	599	627	602	690	695	96	16%
35 to 39	695	590	720	754	754	59	8%
40 to 44	599	541	593	581	667	68	11%
45 to 49	552	511	458	565	583	31	6%
50 to 54	387	392	376	418	408	21	5%
55 to 59	359	434	379	334	431	72	20%
60 to 61	153	198	173	142	189	36	24%
62 to 64	174	288	269	254	274	100	57%
65 to 69	243	450	540	497	446	203	84%
70 to 74	190	361	515	515	497	307	162%
75 to 79	146	194	327	396	362	216	148%
80 to 84	127	130	241	337	320	193	152%
85 and over	118	132	156	274	364	246	208%
Median Age	40.1	43.0	43.6	44.2	44.4	4.3	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,063**	**6,615**	**7,196**	**7,655**	**7,907**	**1,844**	**30%**
Hispanic	1,924	2,241	2,517	2,739	2,872	948	49%
Non-Hispanic	4,139	4,374	4,679	4,916	5,035	896	22%
White	3,739	3,946	4,221	4,438	4,547	808	22%
Black	44	51	54	55	57	13	30%
American Indian	24	18	13	8	6	-18	-75%
Asian	170	193	214	232	243	73	43%
Hawaiian / Pacific Islander	6	9	10	10	10	4	67%
Other	9	6	5	4	4	-5	-56%
Two or More Races	147	151	162	169	168	21	14%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 173.04
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**4,825**	**4,994**	**5,195**	**5,495**	**5,497**	**672**	**14%**
Civilian Jobs	4,825	4,994	5,195	5,495	5,497	672	14%
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	**711**	**711**	**711**	**711**	**711**	**0**	**0%**
Developed Acres	**696**	**704**	**705**	**711**	**711**	**15**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	197	200	198	203	203	6	3%
Multiple Family	110	111	111	111	111	1	1%
Mobile Homes	1	1	0	0	0	-1	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	7	16	25	25	25	--
Industrial	34	32	32	27	27	-7	-21%
Commercial/Services	88	86	83	82	82	-6	-7%
Office	30	31	30	27	27	-3	-9%
Schools	39	39	39	39	39	0	0%
Roads and Freeways	170	170	170	170	170	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	27	27	27	27	27	0	0%
Vacant Developable Acres	**15**	**7**	**6**	**0**	**0**	**-15**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	11	6	6	0	0	-11	-100%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	1	0	0	0	0	-1	-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]	**25.2**	**26.0**	**27.0**	**29.3**	**29.3**	**4.1**	**16%**
Residential Density[4]	**10.3**	**10.4**	**10.7**	**10.8**	**10.9**	**0.6**	**6%**

GROWTH TRENDS IN JOBS
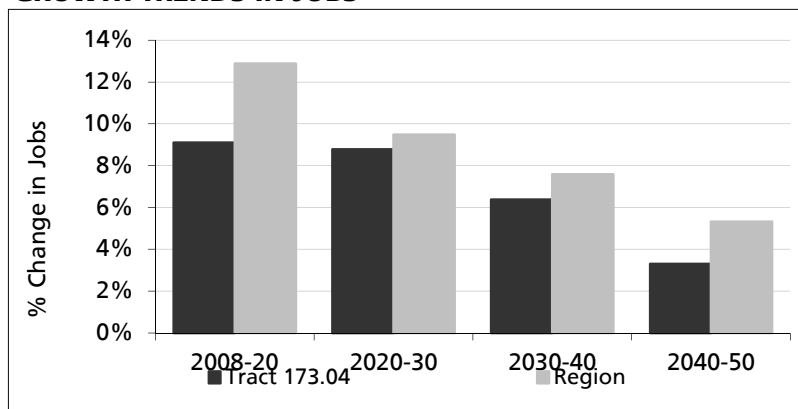
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 173.04
Page 3 of 3