2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.42

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,957**	**8,034**	**8,130**	**8,247**	**8,296**	**339**	**4%**
Household Population	7,957	8,034	8,130	8,247	8,296	339	4%
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	**2,732**	**2,727**	**2,725**	**2,715**	**2,709**	**-23**	**-1%**
Single Family	1,666	1,681	1,681	1,681	1,681	15	1%
Multiple Family	1,026	1,026	1,026	1,026	1,026	0	0%
Mobile Homes	40	20	18	8	2	-38	-95%
Occupied Housing Units	**2,673**	**2,672**	**2,674**	**2,665**	**2,662**	**-11**	**0%**
Single Family	1,629	1,646	1,650	1,650	1,651	22	1%
Multiple Family	1,005	1,007	1,007	1,008	1,010	5	0%
Mobile Homes	39	19	17	7	1	-38	-97%
Vacancy Rate	**2.2%**	**2.0%**	**1.9%**	**1.8%**	**1.7%**	**-0.5**	**-23%**
Single Family	2.2%	2.1%	1.8%	1.8%	1.8%	-0.4	-18%
Multiple Family	2.0%	1.9%	1.9%	1.8%	1.6%	-0.4	-20%
Mobile Homes	2.5%	5.0%	5.6%	12.5%	0.0%	-2.5	-100%
Persons per Household	**2.98**	**3.01**	**3.04**	**3.09**	**3.12**	**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.
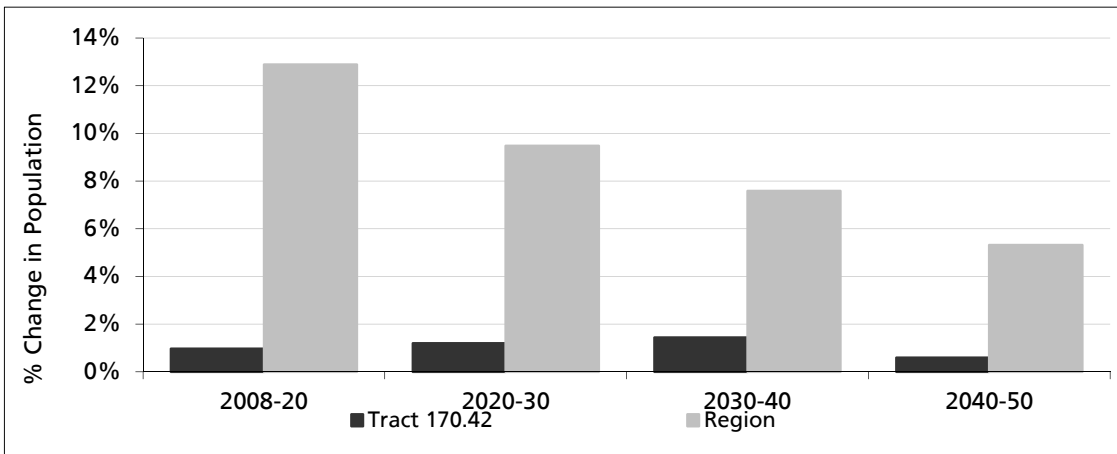
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,957**	**8,034**	**8,130**	**8,247**	**8,296**	**339**	**4%**
Under 5	518	504	506	489	471	-47	-9%
5 to 9	665	690	694	689	679	14	2%
10 to 14	755	826	774	774	769	14	2%
15 to 17	445	437	411	419	414	-31	-7%
18 to 19	265	234	216	208	203	-62	-23%
20 to 24	453	438	451	414	411	-42	-9%
25 to 29	216	264	273	256	253	37	17%
30 to 34	279	294	283	315	299	20	7%
35 to 39	738	613	734	741	724	-14	-2%
40 to 44	1,011	858	933	888	973	-38	-4%
45 to 49	946	816	722	833	846	-100	-11%
50 to 54	682	644	578	631	600	-82	-12%
55 to 59	394	494	435	396	450	56	14%
60 to 61	92	118	102	86	103	11	12%
62 to 64	104	184	190	195	202	98	94%
65 to 69	141	271	323	312	292	151	107%
70 to 74	95	166	227	224	226	131	138%
75 to 79	57	63	106	116	97	40	70%
80 to 84	46	51	93	133	131	85	185%
85 and over	55	69	79	128	153	98	178%
Median Age	37.6	37.7	38.1	38.8	39.5	1.9	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**7,957**	**8,034**	**8,130**	**8,247**	**8,296**	**339**	**4%**
Hispanic	663	809	924	1,050	1,159	496	75%
Non-Hispanic	7,294	7,225	7,206	7,197	7,137	-157	-2%
White	4,866	4,506	4,244	4,023	3,807	-1,059	-22%
Black	215	252	285	311	335	120	56%
American Indian	22	33	37	37	35	13	59%
Asian	1,920	2,118	2,286	2,433	2,540	620	32%
Hawaiian / Pacific Islander	31	50	59	69	74	43	139%
Other	26	35	40	44	46	20	77%
Two or More Races	214	231	255	280	300	86	40%

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	**4,399**	**4,452**	**4,528**	**4,949**	**5,097**	**698**	**16%**
Civilian Jobs	4,399	4,452	4,528	4,949	5,097	698	16%
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	**1,401**	**1,401**	**1,401**	**1,401**	**1,401**	**0**	**0%**
Developed Acres	**1,366**	**1,390**	**1,391**	**1,395**	**1,397**	**30**	**2%**
Low Density Single Family	81	102	102	102	102	21	25%
Single Family	228	232	232	232	232	4	2%
Multiple Family	62	62	62	62	62	0	0%
Mobile Homes	6	6	6	6	6	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	52	49	49	48	48	-4	-7%
Commercial/Services	31	34	35	37	37	6	19%
Office	34	34	34	38	39	4	13%
Schools	17	17	17	17	17	0	0%
Roads and Freeways	181	181	181	181	181	0	0%
Agricultural and Extractive[2]	2	1	1	1	1	-1	-57%
Parks and Military Use	673	673	673	673	673	0	0%
Vacant Developable Acres	**34**	**11**	**10**	**6**	**4**	**-30**	**-89%**
Low Density Single Family	23	3	3	3	3	-20	-86%
Single Family	5	1	1	1	1	-4	-83%
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	2	2	2	0	0	-2	-100%
Office	4	4	4	1	0	-4	-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]	**32.8**	**33.2**	**33.6**	**35.5**	**36.2**	**3.4**	**10%**
Residential Density[4]	**7.2**	**6.8**	**6.8**	**6.8**	**6.7**	**-0.5**	**-7%**

GROWTH TRENDS IN JOBS
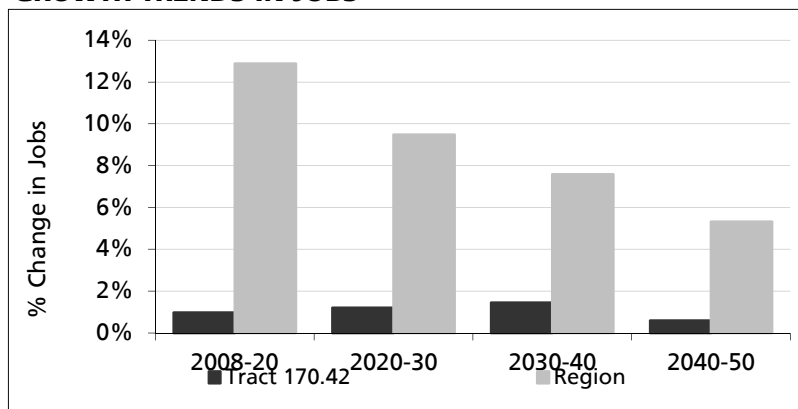
Notes:

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
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