2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.19

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,191**	**6,462**	**6,986**	**7,119**	**7,158**	**967**	**16%**
Household Population	6,191	6,462	6,986	7,119	7,158	967	16%
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	**3,009**	**3,078**	**3,264**	**3,264**	**3,264**	**255**	**8%**
Single Family	2,794	2,863	3,049	3,049	3,049	255	9%
Multiple Family	215	215	215	215	215	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,885**	**2,969**	**3,172**	**3,177**	**3,179**	**294**	**10%**
Single Family	2,678	2,759	2,961	2,966	2,968	290	11%
Multiple Family	207	210	211	211	211	4	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.1%**	**3.5%**	**2.8%**	**2.7%**	**2.6%**	**-1.5**	**-37%**
Single Family	4.2%	3.6%	2.9%	2.7%	2.7%	-1.5	-36%
Multiple Family	3.7%	2.3%	1.9%	1.9%	1.9%	-1.8	-49%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.15**	**2.18**	**2.20**	**2.24**	**2.25**	**0.10**	**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.
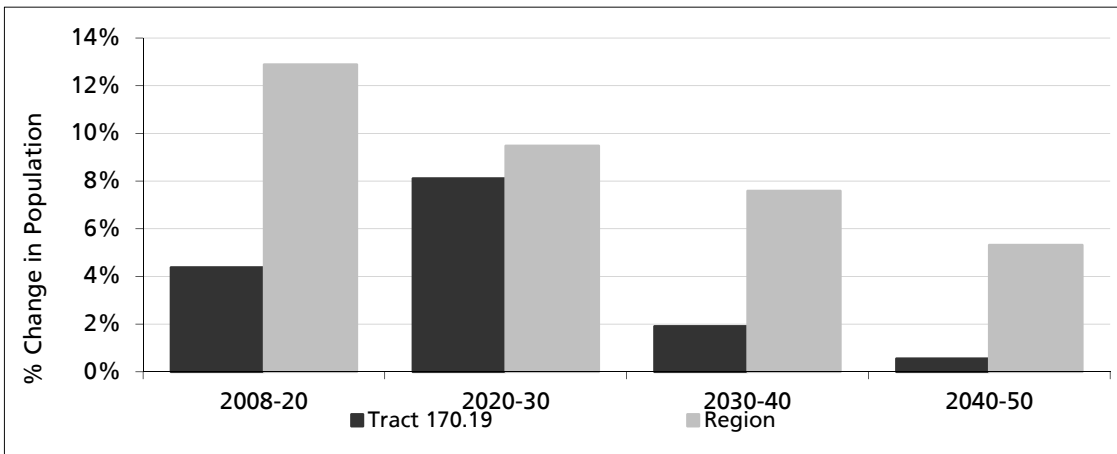
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 170.19
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,191**	**6,462**	**6,986**	**7,119**	**7,158**	**967**	**16%**
Under 5	209	190	194	199	206	-3	-1%
5 to 9	155	144	149	152	159	4	3%
10 to 14	203	213	210	224	237	34	17%
15 to 17	172	164	165	169	180	8	5%
18 to 19	124	97	88	87	93	-31	-25%
20 to 24	395	348	359	334	362	-33	-8%
25 to 29	258	290	287	286	313	55	21%
30 to 34	142	143	139	162	162	20	14%
35 to 39	123	102	123	128	143	20	16%
40 to 44	137	100	108	109	120	-17	-12%
45 to 49	293	220	183	215	235	-58	-20%
50 to 54	342	273	226	247	251	-91	-27%
55 to 59	404	403	300	239	321	-83	-21%
60 to 61	187	202	154	110	145	-42	-22%
62 to 64	237	329	252	209	227	-10	-4%
65 to 69	389	594	559	407	352	-37	-10%
70 to 74	451	732	834	650	573	122	27%
75 to 79	560	630	914	895	702	142	25%
80 to 84	701	590	977	1,135	943	242	35%
85 and over	709	698	765	1,162	1,434	725	102%
Median Age	61.5	65.1	70.0	72.2	70.6	9.1	15%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,191**	**6,462**	**6,986**	**7,119**	**7,158**	**967**	**16%**
Hispanic	345	455	579	685	780	435	126%
Non-Hispanic	5,846	6,007	6,407	6,434	6,378	532	9%
White	5,374	5,415	5,688	5,628	5,506	132	2%
Black	43	57	71	79	87	44	102%
American Indian	10	15	17	17	17	7	70%
Asian	316	377	449	499	537	221	70%
Hawaiian / Pacific Islander	22	40	54	65	72	50	227%
Other	20	32	41	46	49	29	145%
Two or More Races	61	71	87	100	110	49	80%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 170.19
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**472**	**472**	**472**	**472**	**475**	**3**	**1%**
Civilian Jobs	472	472	472	472	475	3	1%
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	**1,659**	**1,659**	**1,659**	**1,659**	**1,659**	**0**	**0%**
Developed Acres	**1,498**	**1,520**	**1,658**	**1,658**	**1,658**	**160**	**11%**
Low Density Single Family	1	16	32	32	32	31	2766%
Single Family	690	698	819	819	819	129	19%
Multiple Family	14	14	14	14	14	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	42	42	42	42	42	0	0%
Commercial/Services	113	113	113	113	113	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	189	189	189	189	189	0	0%
Agricultural and Extractive[2]	219	219	219	219	219	0	0%
Parks and Military Use	230	230	230	230	230	0	0%
Vacant Developable Acres	**160**	**138**	**0**	**0**	**0**	**-160**	**-100%**
Low Density Single Family	31	16	0	0	0	-31	-100%
Single Family	129	122	0	0	0	-129	-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]	**3.0**	**3.0**	**3.0**	**3.0**	**3.1**	**0.0**	**1%**
Residential Density[4]	**4.3**	**4.2**	**3.8**	**3.8**	**3.8**	**-0.5**	**-12%**

GROWTH TRENDS IN JOBS
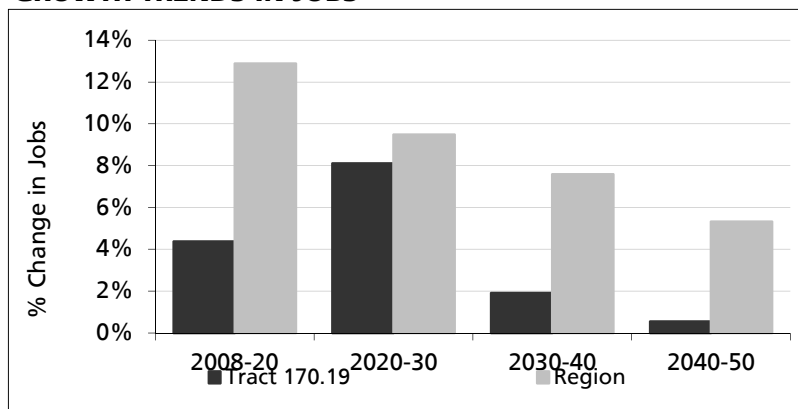
Notes:

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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Adopted October 2011
Tract 170.19
Page 3 of 3