2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 186.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,584**	**5,708**	**6,439**	**6,627**	**6,688**	**1,104**	**20%**
Household Population	5,538	5,648	6,359	6,518	6,559	1,021	18%
Group Quarters Population	46	60	80	109	129	83	180%
Civilian	46	60	80	109	129	83	180%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,588**	**1,588**	**1,747**	**1,761**	**1,761**	**173**	**11%**
Single Family	1,532	1,532	1,690	1,704	1,704	172	11%
Multiple Family	0	0	1	1	1	1	0%
Mobile Homes	56	56	56	56	56	0	0%
Occupied Housing Units	**1,524**	**1,539**	**1,701**	**1,716**	**1,718**	**194**	**13%**
Single Family	1,473	1,494	1,655	1,670	1,671	198	13%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	51	45	46	46	47	-4	-8%
Vacancy Rate	**4.0%**	**3.1%**	**2.6%**	**2.6%**	**2.4%**	**-1.6**	**-40%**
Single Family	3.9%	2.5%	2.1%	2.0%	1.9%	-2.0	-51%
Multiple Family	0.0%	0.0%	100.0%	100.0%	100.0%	100.0	0%
Mobile Homes	8.9%	19.6%	17.9%	17.9%	0.0%	-8.9	-100%
Persons per Household	**3.63**	**3.67**	**3.74**	**3.80**	**3.82**	**0.19**	**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.
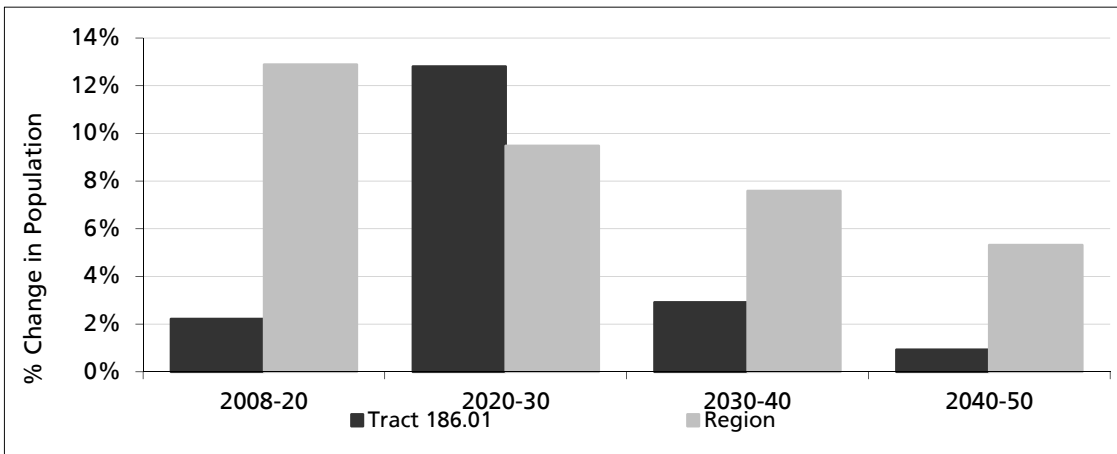
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,584**	**5,708**	**6,439**	**6,627**	**6,688**	**1,104**	**20%**
Under 5	525	470	496	477	445	-80	-15%
5 to 9	496	500	530	531	508	12	2%
10 to 14	365	375	385	384	374	9	2%
15 to 17	226	213	217	224	223	-3	-1%
18 to 19	148	128	130	134	136	-12	-8%
20 to 24	362	327	400	379	378	16	4%
25 to 29	297	333	352	344	339	42	14%
30 to 34	330	322	333	357	339	9	3%
35 to 39	376	310	388	383	366	-10	-3%
40 to 44	451	406	465	435	488	37	8%
45 to 49	489	416	389	451	452	-37	-8%
50 to 54	422	413	427	448	420	-2	0%
55 to 59	382	496	535	503	579	197	52%
60 to 61	122	167	185	179	207	85	70%
62 to 64	99	162	177	174	172	73	74%
65 to 69	125	216	292	302	282	157	126%
70 to 74	109	174	269	282	292	183	168%
75 to 79	100	119	219	278	276	176	176%
80 to 84	87	83	149	206	215	128	147%
85 and over	73	78	101	156	197	124	170%
Median Age	35.6	38.0	39.9	41.2	42.4	6.8	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,584**	**5,708**	**6,439**	**6,627**	**6,688**	**1,104**	**20%**
Hispanic	1,622	1,992	2,458	2,771	3,024	1,402	86%
Non-Hispanic	3,962	3,716	3,981	3,856	3,664	-298	-8%
White	2,881	2,586	2,666	2,490	2,272	-609	-21%
Black	222	209	208	177	141	-81	-36%
American Indian	30	28	30	28	27	-3	-10%
Asian	485	543	670	732	781	296	61%
Hawaiian / Pacific Islander	75	66	63	57	53	-22	-29%
Other	14	19	25	28	30	16	114%
Two or More Races	255	265	319	344	360	105	41%

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	**280**	**280**	**280**	**280**	**290**	**10**	**4%**
Civilian Jobs	280	280	280	280	290	10	4%
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	**1,074**	**1,074**	**1,074**	**1,074**	**1,074**	**0**	**0%**
Developed Acres	**953**	**953**	**988**	**990**	**992**	**38**	**4%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	319	319	353	356	356	37	12%
Multiple Family	0	0	0	0	0	0	--
Mobile Homes	2	2	2	2	2	0	0%
Other Residential	20	20	20	20	20	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	11	11	11	11	11	0	0%
Commercial/Services	15	15	15	15	16	1	7%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	124	124	124	124	124	0	0%
Agricultural and Extractive[2]	34	34	34	34	34	0	0%
Parks and Military Use	428	428	428	428	428	0	0%
Vacant Developable Acres	**40**	**40**	**6**	**3**	**2**	**-38**	**-96%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	37	37	3	0	0	-37	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	3	3	2	-1	-39%
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	**81**	**81**	**81**	**81**	**81**	**0**	**0%**
Employment Density[3]	**10.8**	**10.8**	**10.8**	**10.8**	**10.7**	**-0.1**	**-1%**
Residential Density[4]	**4.7**	**4.7**	**4.7**	**4.7**	**4.7**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
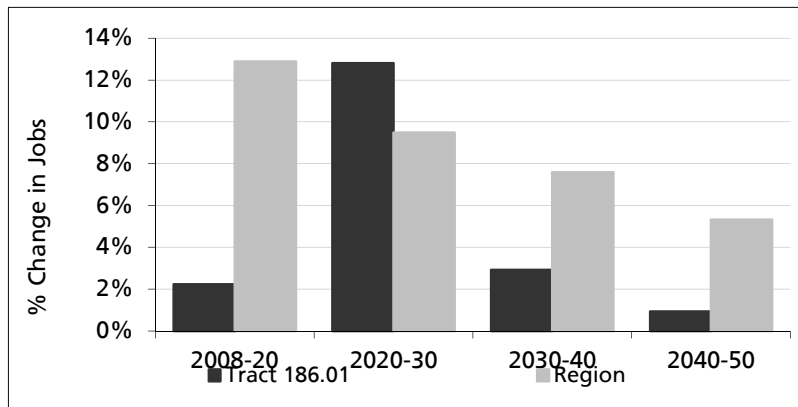
Notes:

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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