2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.35

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,394**	**4,645**	**4,703**	**4,784**	**4,836**	**1,442**	**42%**
Household Population	3,394	4,645	4,703	4,784	4,836	1,442	42%
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	**1,117**	**1,507**	**1,507**	**1,507**	**1,507**	**390**	**35%**
Single Family	365	365	365	365	365	0	0%
Multiple Family	752	1,142	1,142	1,142	1,142	390	52%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,092**	**1,482**	**1,484**	**1,484**	**1,484**	**392**	**36%**
Single Family	351	355	356	356	356	5	1%
Multiple Family	741	1,127	1,128	1,128	1,128	387	52%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.2%**	**1.7%**	**1.5%**	**1.5%**	**1.5%**	**-0.7**	**-32%**
Single Family	3.8%	2.7%	2.5%	2.5%	2.5%	-1.3	-34%
Multiple Family	1.5%	1.3%	1.2%	1.2%	1.2%	-0.3	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.11**	**3.13**	**3.17**	**3.22**	**3.26**	**0.15**	**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.
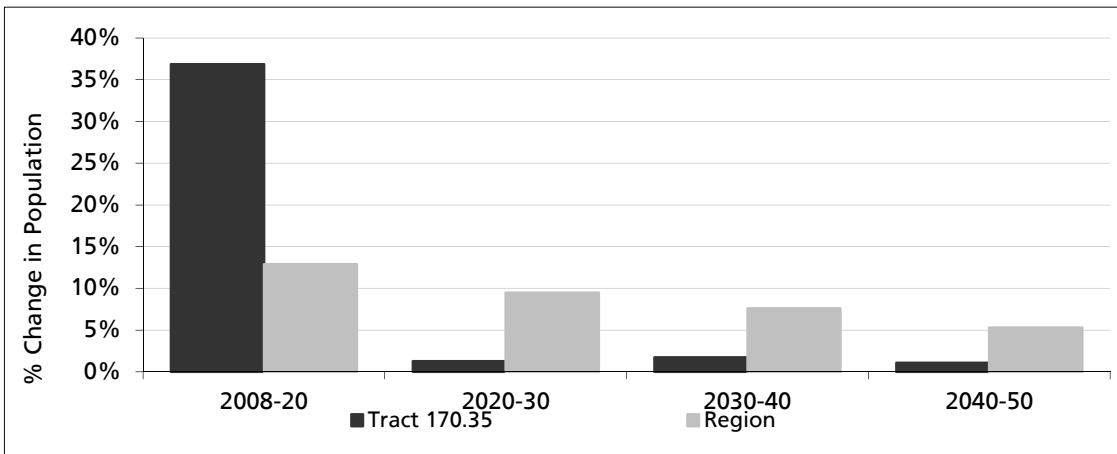
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,394**	**4,645**	**4,703**	**4,784**	**4,836**	**1,442**	**42%**
Under 5	141	157	151	145	135	-6	-4%
5 to 9	180	233	216	211	206	26	14%
10 to 14	298	411	359	344	344	46	15%
15 to 17	131	153	146	138	138	7	5%
18 to 19	121	118	126	114	110	-11	-9%
20 to 24	224	247	266	240	226	2	1%
25 to 29	231	305	287	272	260	29	13%
30 to 34	133	172	147	163	151	18	14%
35 to 39	170	193	192	195	193	23	14%
40 to 44	260	308	309	289	303	43	17%
45 to 49	341	391	354	383	383	42	12%
50 to 54	292	368	347	367	348	56	19%
55 to 59	204	327	293	262	299	95	47%
60 to 61	105	186	178	182	213	108	103%
62 to 64	102	212	199	193	198	96	94%
65 to 69	133	300	337	311	292	159	120%
70 to 74	107	215	285	271	261	154	144%
75 to 79	75	113	191	224	221	146	195%
80 to 84	63	94	151	213	219	156	248%
85 and over	83	142	169	267	336	253	305%
Median Age	41.3	45.3	47.2	48.7	49.6	8.3	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,394**	**4,645**	**4,703**	**4,784**	**4,836**	**1,442**	**42%**
Hispanic	499	757	808	863	906	407	82%
Non-Hispanic	2,895	3,888	3,895	3,921	3,930	1,035	36%
White	1,179	1,440	1,343	1,265	1,193	14	1%
Black	152	232	250	264	276	124	82%
American Indian	2	5	6	6	6	4	200%
Asian	1,314	1,834	1,873	1,924	1,965	651	50%
Hawaiian / Pacific Islander	4	12	16	19	21	17	425%
Other	28	56	67	73	76	48	171%
Two or More Races	216	309	340	370	393	177	82%

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	**232**	**232**	**232**	**232**	**232**	**0**	**0%**
Civilian Jobs	232	232	232	232	232	0	0%
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	**485**	**485**	**485**	**485**	**485**	**0**	**0%**
Developed Acres	**485**	**485**	**485**	**485**	**485**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	93	93	93	93	93	0	0%
Multiple Family	58	58	58	58	58	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	2	2	2	2	2	0	0%
Commercial/Services	13	13	13	13	13	0	0%
Office	0	0	0	0	0	0	0%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	36	36	36	36	36	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	268	268	268	268	268	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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]	**8.3**	**8.3**	**8.3**	**8.3**	**8.3**	**0.0**	**0%**
Residential Density[4]	**7.4**	**9.9**	**9.9**	**9.9**	**9.9**	**2.6**	**35%**

GROWTH TRENDS IN JOBS
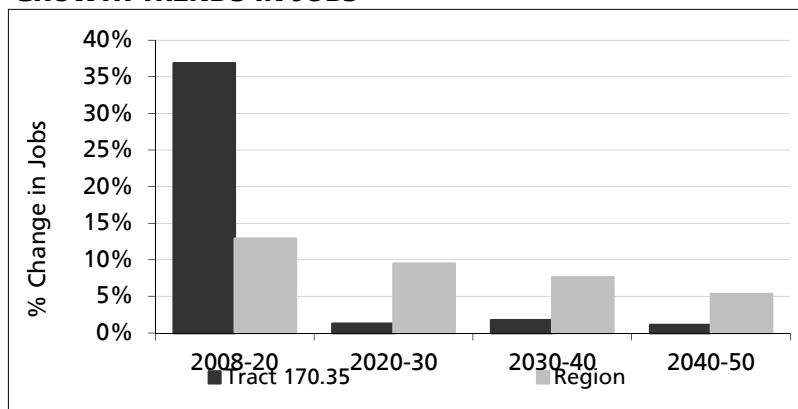
Notes:

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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