2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,057**	**3,038**	**3,029**	**3,074**	**3,121**	**64**	**2%**
Household Population	3,057	3,038	3,029	3,074	3,121	64	2%
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	**1,062**	**1,063**	**1,064**	**1,064**	**1,064**	**2**	**0%**
Single Family	1,062	1,063	1,064	1,064	1,064	2	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,049**	**1,044**	**1,045**	**1,046**	**1,048**	**-1**	**0%**
Single Family	1,049	1,044	1,045	1,046	1,048	-1	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**1.2%**	**1.8%**	**1.8%**	**1.7%**	**1.5%**	**0.3**	**25%**
Single Family	1.2%	1.8%	1.8%	1.7%	1.5%	0.3	25%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.91**	**2.91**	**2.90**	**2.94**	**2.98**	**0.07**	**2%**

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.
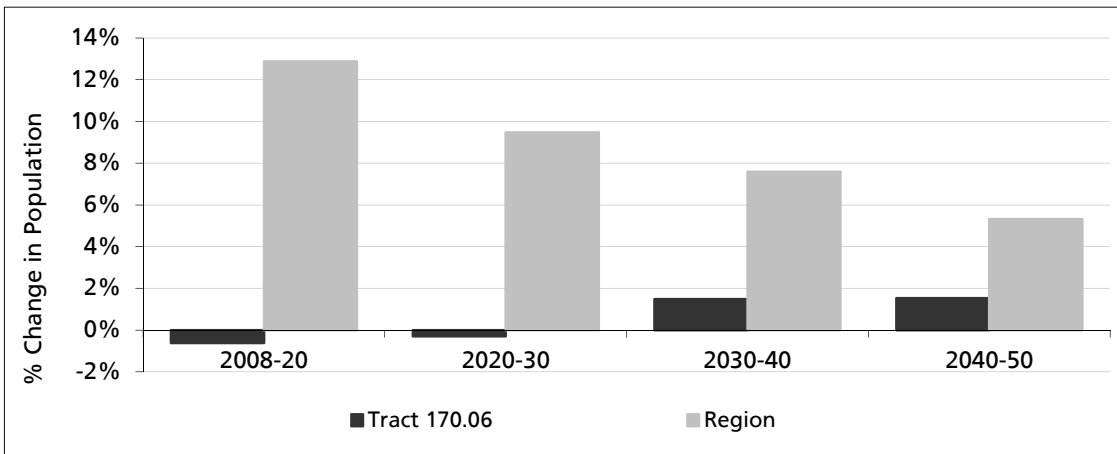
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,057**	**3,038**	**3,029**	**3,074**	**3,121**	**64**	**2%**
Under 5	180	159	171	191	195	15	8%
5 to 9	203	175	171	172	202	-1	0%
10 to 14	223	198	173	161	186	-37	-17%
15 to 17	183	149	103	110	128	-55	-30%
18 to 19	121	97	54	56	33	-88	-73%
20 to 24	279	245	230	223	229	-50	-18%
25 to 29	156	185	178	143	157	1	1%
30 to 34	108	109	101	81	83	-25	-23%
35 to 39	87	60	83	102	105	18	21%
40 to 44	104	54	80	93	99	-5	-5%
45 to 49	236	151	122	160	187	-49	-21%
50 to 54	265	195	153	180	188	-77	-29%
55 to 59	181	203	167	143	181	0	0%
60 to 61	77	92	69	34	46	-31	-40%
62 to 64	114	176	143	129	136	22	19%
65 to 69	153	260	249	192	158	5	3%
70 to 74	120	217	279	222	167	47	39%
75 to 79	113	146	242	268	209	96	85%
80 to 84	74	73	143	203	174	100	135%
85 and over	80	94	118	211	258	178	223%
Median Age	39.3	47.9	51.6	51.3	48.8	9.5	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,057**	**3,038**	**3,029**	**3,074**	**3,121**	**64**	**2%**
Hispanic	174	226	269	314	370	196	113%
Non-Hispanic	2,883	2,812	2,760	2,760	2,751	-132	-5%
White	2,615	2,502	2,401	2,348	2,310	-305	-12%
Black	26	23	30	40	42	16	62%
American Indian	6	5	2	8	4	-2	-33%
Asian	153	178	205	234	247	94	61%
Hawaiian / Pacific Islander	5	11	16	8	5	0	0%
Other	12	14	8	11	15	3	25%
Two or More Races	66	79	98	111	128	62	94%

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	**115**	**115**	**115**	**115**	**116**	**1**	**1%**
Civilian Jobs	115	115	115	115	116	1	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	**633**	**633**	**633**	**633**	**633**	**0**	**0%**
Developed Acres	**628**	**629**	**630**	**630**	**630**	**2**	**0%**
Low Density Single Family	14	15	15	15	15	1	10%
Single Family	504	504	505	505	505	1	0%
Multiple Family	0	0	0	0	0	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	0	0	0	0	0	0	0%
Commercial/Services	15	15	15	15	15	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	94	94	94	94	94	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	0%
Vacant Developable Acres	**5**	**3**	**2**	**2**	**2**	**-2**	**-52%**
Low Density Single Family	2	0	0	0	0	-1	-88%
Single Family	3	3	2	2	2	-1	-32%
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]	**7.9**	**7.9**	**7.9**	**7.9**	**7.9**	**0.1**	**1%**
Residential Density[4]	**2.1**	**2.0**	**2.0**	**2.0**	**2.0**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
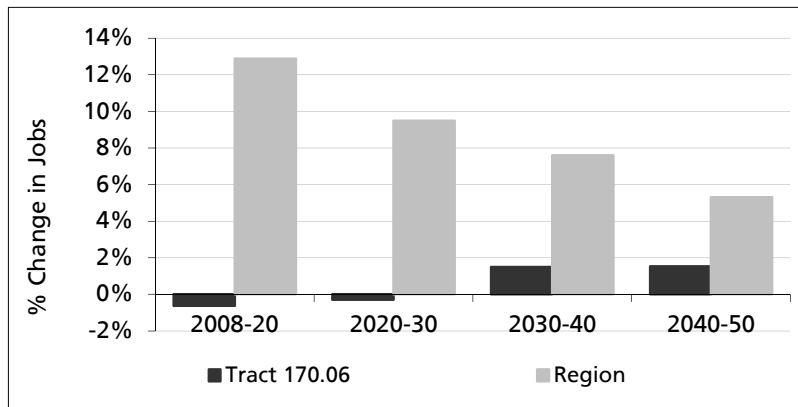
Notes:

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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