2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.09

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**4,474**	**4,615**	**4,744**	***4,826***	***4,867***	**393**	**9%**
Household Population	4,474	4,615	4,744	*4,826*	*4,867*	393	9%
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	**1,477**	**1,522**	**1,550**	***1,550***	***1,554***	**77**	**5%**
Single Family	853	898	924	*924*	*924*	71	8%
Multiple Family	362	362	362	*362*	*362*	0	0%
Mobile Homes	262	262	264	*264*	*268*	6	2%
Occupied Housing Units	**1,449**	**1,491**	**1,521**	***1,521***	***1,526***	**77**	**5%**
Single Family	838	879	906	*906*	*907*	69	8%
Multiple Family	353	354	354	*354*	*354*	1	0%
Mobile Homes	258	258	261	*261*	*265*	7	3%
Vacancy Rate	**1.9%**	**2.0%**	**1.9%**	***1.9%***	***1.8%***	**-0.1**	**-5%**
Single Family	1.8%	2.1%	1.9%	*1.9%*	*1.8%*	0.0	0%
Multiple Family	2.5%	2.2%	2.2%	*2.2%*	*2.2%*	-0.3	-12%
Mobile Homes	1.5%	1.5%	1.1%	*1.1%*	*0.0%*	-1.5	-100%
Persons per Household	**3.09**	**3.10**	**3.12**	***3.17***	***3.19***	**0.10**	**3%**

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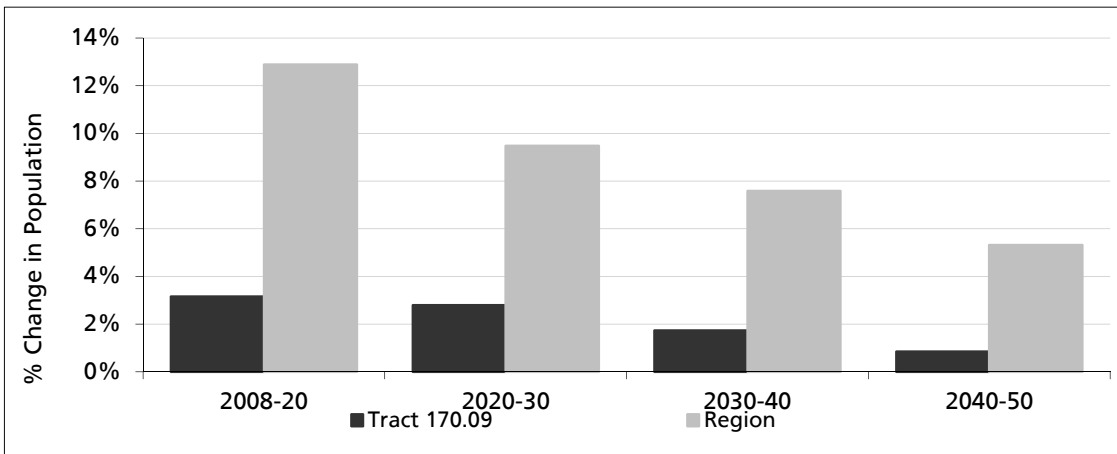
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,474**	**4,615**	**4,744**	**4,826**	**4,867**	**393**	**9%**
Under 5	291	296	326	336	337	46	16%
5 to 9	330	328	368	383	378	48	15%
10 to 14	384	413	413	445	452	68	18%
15 to 17	275	278	275	298	311	36	13%
18 to 19	182	166	157	163	169	-13	-7%
20 to 24	439	423	455	439	453	14	3%
25 to 29	308	372	381	383	399	91	30%
30 to 34	230	237	234	296	296	66	29%
35 to 39	284	244	299	309	326	42	15%
40 to 44	262	216	246	239	270	8	3%
45 to 49	342	264	234	289	296	-46	-13%
50 to 54	336	279	238	265	248	-88	-26%
55 to 59	257	280	224	189	231	-26	-10%
60 to 61	68	77	61	42	54	-14	-21%
62 to 64	102	155	128	112	114	12	12%
65 to 69	165	281	295	215	167	2	1%
70 to 74	110	192	242	202	161	51	46%
75 to 79	35	43	68	73	55	20	57%
80 to 84	30	26	47	57	44	14	47%
85 and over	44	45	53	91	106	62	141%
Median Age	30.6	30.7	30.0	29.6	29.2	-1.4	-5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,474**	**4,615**	**4,744**	**4,826**	**4,867**	**393**	**9%**
Hispanic	795	995	1,161	1,323	1,465	670	84%
Non-Hispanic	3,679	3,620	3,583	3,503	3,402	-277	-8%
White	3,146	2,993	2,881	2,742	2,597	-549	-17%
Black	85	104	119	130	139	54	64%
American Indian	14	22	25	25	24	10	71%
Asian	245	278	303	323	339	94	38%
Hawaiian / Pacific Islander	14	25	31	37	41	27	193%
Other	12	18	22	24	25	13	108%
Two or More Races	163	180	202	222	237	74	45%

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	**663**	**663**	**663**	**732**	**735**	**72**	**11%**
Civilian Jobs	663	663	663	732	735	72	11%
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	**857**	**857**	**857**	**857**	**857**	**0**	**0%**
Developed Acres	**790**	**823**	**834**	**837**	**837**	**48**	**6%**
Low Density Single Family	107	152	152	152	152	45	42%
Single Family	384	387	398	398	398	14	4%
Multiple Family	17	17	17	17	17	0	0%
Mobile Homes	25	25	25	25	25	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	3	3	3	0	0%
Commercial/Services	91	91	91	91	91	0	0%
Office	1	1	1	1	1	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	82	82	82	82	82	0	0%
Agricultural and Extractive[2]	14	0	0	0	0	-14	-100%
Parks and Military Use	65	65	65	68	68	3	5%
Vacant Developable Acres	**57**	**24**	**13**	**10**	**10**	**-48**	**-83%**
Low Density Single Family	38	8	8	8	8	-31	-80%
Single Family	16	13	2	2	2	-14	-87%
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	3	3	3	0	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**10**	**10**	**10**	**10**	**10**	**0**	**0%**
Employment Density[3]	**7.0**	**7.0**	**7.0**	**7.7**	**7.7**	**0.8**	**11%**
Residential Density[4]	**2.8**	**2.6**	**2.6**	**2.6**	**2.6**	**-0.1**	**-5%**

GROWTH TRENDS IN JOBS
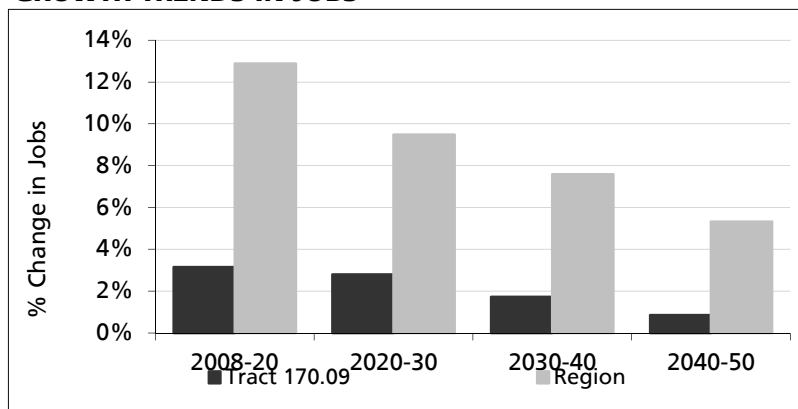
Notes:

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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