2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 198.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**11,015**	**15,372**	**16,146**	**16,432**	**16,580**	**5,565**	**51%**
Household Population	10,963	15,305	16,062	16,320	16,452	5,489	50%
Group Quarters Population	52	67	84	112	128	76	146%
Civilian	52	67	84	112	128	76	146%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,994**	**5,671**	**5,860**	**5,866**	**5,868**	**1,874**	**47%**
Single Family	2,833	3,992	4,053	4,069	4,069	1,236	44%
Multiple Family	660	1,198	1,328	1,328	1,328	668	101%
Mobile Homes	501	481	479	469	471	-30	-6%
Occupied Housing Units	**3,805**	**5,396**	**5,637**	**5,647**	**5,657**	**1,852**	**49%**
Single Family	2,713	3,840	3,929	3,947	3,950	1,237	46%
Multiple Family	642	1,092	1,245	1,246	1,251	609	95%
Mobile Homes	450	464	463	454	456	6	1%
Vacancy Rate	**4.7%**	**4.8%**	**3.8%**	**3.7%**	**3.6%**	**-1.1**	**-23%**
Single Family	4.2%	3.8%	3.1%	3.0%	2.9%	-1.3	-31%
Multiple Family	2.7%	8.8%	6.3%	6.2%	5.8%	3.1	115%
Mobile Homes	10.2%	3.5%	3.3%	3.2%	0.0%	-10.2	-100%
Persons per Household	**2.88**	**2.84**	**2.85**	**2.89**	**2.91**	**0.03**	**1%**

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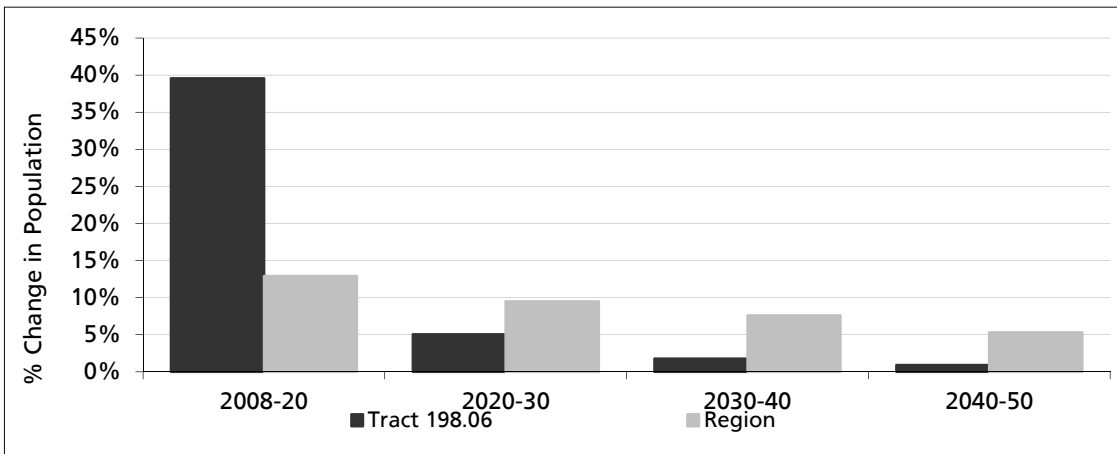
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**11,015**	**15,372**	**16,146**	**16,432**	**16,580**	**5,565**	**51%**
Under 5	453	588	604	587	576	123	27%
5 to 9	685	903	940	933	920	235	34%
10 to 14	742	1,001	970	983	972	230	31%
15 to 17	518	666	625	643	642	124	24%
18 to 19	391	457	412	393	389	-2	-1%
20 to 24	856	1,115	1,165	1,078	1,099	243	28%
25 to 29	534	856	867	812	838	304	57%
30 to 34	393	539	520	537	521	128	33%
35 to 39	670	710	855	850	822	152	23%
40 to 44	867	944	1,052	1,002	1,048	181	21%
45 to 49	1,120	1,238	1,054	1,265	1,300	180	16%
50 to 54	985	1,220	1,077	1,166	1,127	142	14%
55 to 59	834	1,337	1,142	967	1,190	356	43%
60 to 61	243	429	390	319	391	148	61%
62 to 64	249	548	509	476	491	242	97%
65 to 69	333	818	954	812	700	367	110%
70 to 74	266	645	869	776	714	448	168%
75 to 79	307	531	897	1,004	847	540	176%
80 to 84	279	375	684	902	814	535	192%
85 and over	290	452	560	927	1,179	889	307%
Median Age	41.5	44.5	45.3	46.6	46.8	5.3	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**11,015**	**15,372**	**16,146**	**16,432**	**16,580**	**5,565**	**51%**
Hispanic	1,384	2,113	2,257	2,370	2,419	1,035	75%
Non-Hispanic	9,631	13,259	13,889	14,062	14,161	4,530	47%
White	8,025	10,989	11,500	11,630	11,723	3,698	46%
Black	356	459	435	390	341	-15	-4%
American Indian	36	38	31	25	21	-15	-42%
Asian	907	1,357	1,487	1,572	1,633	726	80%
Hawaiian / Pacific Islander	18	25	24	24	23	5	28%
Other	20	21	20	20	20	0	0%
Two or More Races	269	370	392	401	400	131	49%

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	**8,781**	**14,039**	**19,691**	**20,936**	**20,936**	**12,155**	**138%**
Civilian Jobs	8,781	14,039	19,691	20,936	20,936	12,155	138%
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	**4,895**	**4,895**	**4,895**	**4,895**	**4,895**	**0**	**0%**
Developed Acres	**4,348**	**4,702**	**4,813**	**4,845**	**4,845**	**497**	**11%**
Low Density Single Family	10	100	161	177	177	167	1649%
Single Family	434	827	827	827	827	392	90%
Multiple Family	46	67	73	73	73	28	61%
Mobile Homes	81	81	81	81	81	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	18	18	18	18	18	--
Industrial	429	550	652	684	684	255	59%
Commercial/Services	79	117	164	164	164	85	107%
Office	2	2	2	2	2	0	0%
Schools	53	110	110	110	110	57	109%
Roads and Freeways	284	284	284	284	284	0	0%
Agricultural and Extractive[2]	509	146	40	24	24	-485	-95%
Parks and Military Use	2,418	2,399	2,399	2,399	2,399	-20	-1%
Vacant Developable Acres	**535**	**181**	**70**	**38**	**38**	**-497**	**-93%**
Low Density Single Family	12	1	1	1	1	-11	-90%
Single Family	186	0	0	0	0	-186	-100%
Multiple Family	8	0	0	0	0	-8	-100%
Mixed Use	18	0	0	0	0	-18	-100%
Industrial	274	154	52	19	19	-255	-93%
Commercial/Services	28	18	10	10	10	-18	-65%
Office	3	3	3	3	3	0	0%
Schools	2	0	0	0	0	-2	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	4	4	4	4	4	0	0%
Constrained Acres	**11**	**11**	**11**	**11**	**11**	**0**	**0%**
Employment Density[3]	**15.6**	**17.8**	**21.0**	**21.6**	**21.6**	**6.0**	**39%**
Residential Density[4]	**7.0**	**5.2**	**5.1**	**5.0**	**5.0**	**-1.9**	**-28%**

GROWTH TRENDS IN JOBS
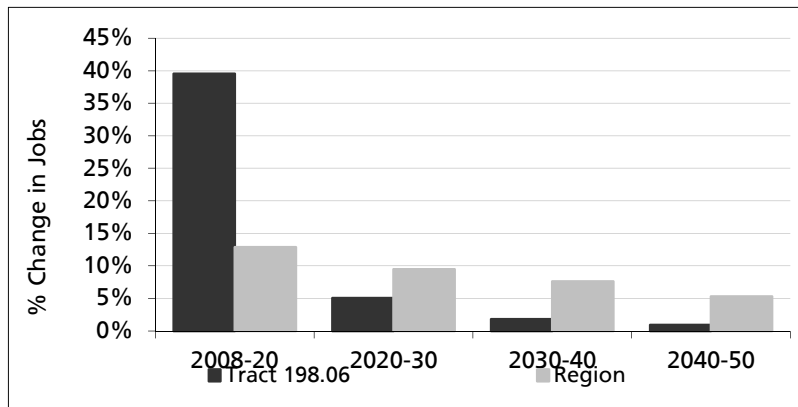
Notes:

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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