2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.09

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,186**	**5,693**	**6,076**	**6,239**	**6,358**	**1,172**	**23%**
Household Population	5,163	5,636	5,966	6,069	6,151	988	19%
Group Quarters Population	23	57	110	170	207	184	800%
Civilian	23	57	110	170	207	184	800%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,715**	**1,868**	**1,945**	**1,945**	**1,944**	**229**	**13%**
Single Family	526	535	612	612	611	85	16%
Multiple Family	1,189	1,333	1,333	1,333	1,333	144	12%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,614**	**1,745**	**1,834**	**1,837**	**1,840**	**226**	**14%**
Single Family	496	491	572	572	574	78	16%
Multiple Family	1,118	1,254	1,262	1,265	1,266	148	13%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.9%**	**6.6%**	**5.7%**	**5.6%**	**5.3%**	**-0.6**	**-10%**
Single Family	5.7%	8.2%	6.5%	6.5%	6.1%	0.4	7%
Multiple Family	6.0%	5.9%	5.3%	5.1%	5.0%	-1.0	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.20**	**3.23**	**3.25**	**3.30**	**3.34**	**0.14**	**4%**

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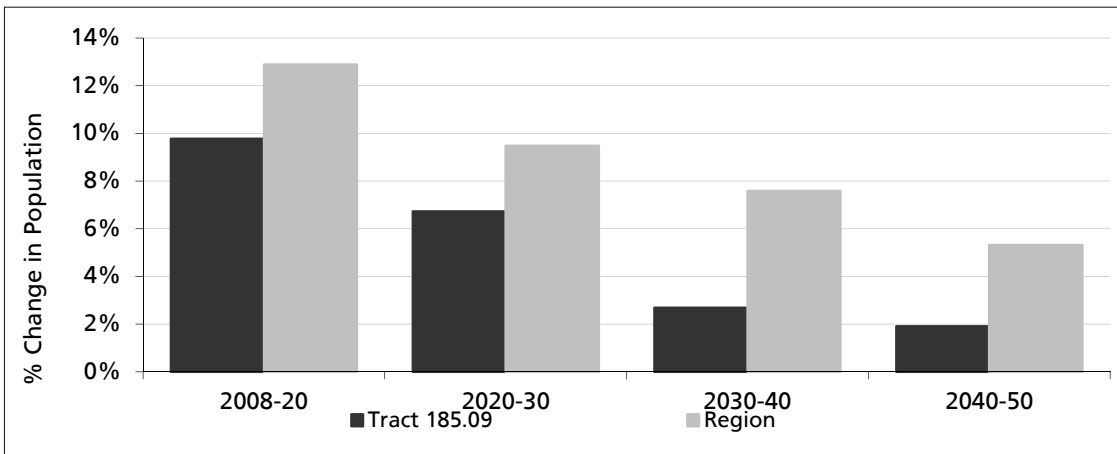
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,186**	**5,693**	**6,076**	**6,239**	**6,358**	**1,172**	**23%**
Under 5	833	831	850	829	794	-39	-5%
5 to 9	605	704	725	744	737	132	22%
10 to 14	408	506	515	523	538	130	32%
15 to 17	267	277	292	284	294	27	10%
18 to 19	144	130	160	153	157	13	9%
20 to 24	330	319	420	410	416	86	26%
25 to 29	573	660	684	713	697	124	22%
30 to 34	563	581	547	685	679	116	21%
35 to 39	402	400	474	476	521	119	30%
40 to 44	311	365	395	352	461	150	48%
45 to 49	251	290	285	324	333	82	33%
50 to 54	169	191	202	209	192	23	14%
55 to 59	100	135	148	133	155	55	55%
60 to 61	30	41	45	44	49	19	63%
62 to 64	44	63	55	49	46	2	5%
65 to 69	43	76	104	113	105	62	144%
70 to 74	22	31	38	32	29	7	32%
75 to 79	29	35	54	58	49	20	69%
80 to 84	39	34	59	73	68	29	74%
85 and over	23	24	24	35	38	15	65%
Median Age	25.1	25.6	25.6	26.2	26.7	1.6	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,186**	**5,693**	**6,076**	**6,239**	**6,358**	**1,172**	**23%**
Hispanic	3,154	3,813	4,271	4,591	4,854	1,700	54%
Non-Hispanic	2,032	1,880	1,805	1,648	1,504	-528	-26%
White	1,254	1,107	1,038	925	823	-431	-34%
Black	358	335	303	247	193	-165	-46%
American Indian	24	26	24	24	24	0	0%
Asian	150	166	184	193	202	52	35%
Hawaiian / Pacific Islander	64	55	48	43	39	-25	-39%
Other	13	18	21	23	25	12	92%
Two or More Races	169	173	187	193	198	29	17%

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	**2,670**	**2,670**	**2,682**	**2,700**	**2,732**	**62**	**2%**
Civilian Jobs	2,670	2,670	2,682	2,700	2,732	62	2%
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	**480**	**480**	**480**	**480**	**480**	**0**	**0%**
Developed Acres	**450**	**456**	**478**	**478**	**478**	**28**	**6%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	113	114	135	134	134	21	19%
Multiple Family	57	62	62	62	62	5	8%
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	1	1	1	1	1	0	0%
Commercial/Services	152	152	153	153	154	2	1%
Office	9	9	9	9	9	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	73	73	73	73	73	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	33	33	33	33	33	0	0%
Vacant Developable Acres	**30**	**24**	**2**	**2**	**2**	**-28**	**-93%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	23	23	0	0	0	-23	-98%
Multiple Family	5	0	0	0	0	-5	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	1	1	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]	**15.4**	**15.4**	**15.4**	**15.4**	**15.6**	**0.2**	**1%**
Residential Density[4]	**10.1**	**10.6**	**9.9**	**9.9**	**9.9**	**-0.2**	**-2%**

GROWTH TRENDS IN JOBS
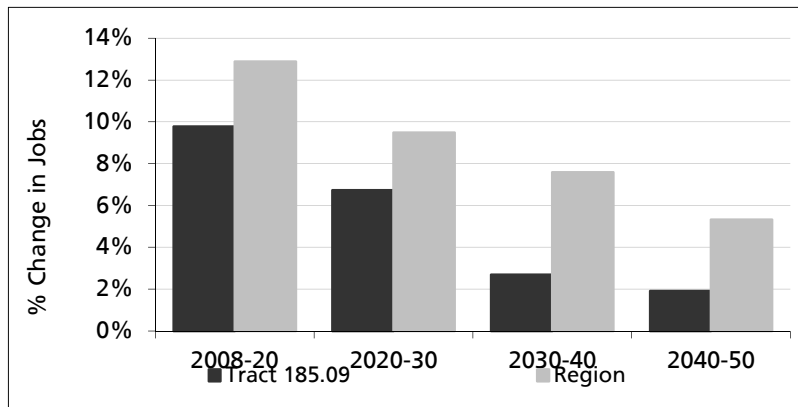
Notes:

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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