2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 192.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,496**	**5,539**	**5,706**	*5,785*	*10,602*	**5,106**	**93%**
Household Population	5,329	5,342	5,474	*5,501*	*10,287*	4,958	93%
Group Quarters Population	167	197	232	*284*	*315*	148	89%
Civilian	167	197	232	*284*	*315*	148	89%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,366**	**1,366**	**1,392**	*1,392*	*2,772*	**1,406**	**103%**
Single Family	818	818	844	*844*	*799*	-19	-2%
Multiple Family	464	464	464	*464*	*1,973*	1,509	325%
Mobile Homes	84	84	84	*84*	*0*	-84	-100%
Occupied Housing Units	**1,305**	**1,307**	**1,334**	*1,335*	*2,657*	**1,352**	**104%**
Single Family	773	782	808	*809*	*767*	-6	-1%
Multiple Family	448	444	445	*445*	*1,890*	1,442	322%
Mobile Homes	84	81	81	*81*	*0*	-84	-100%
Vacancy Rate	**4.5%**	**4.3%**	**4.2%**	*4.1%*	*4.1%*	**-0.4**	**-9%**
Single Family	5.5%	4.4%	4.3%	*4.1%*	*4.0%*	-1.5	-27%
Multiple Family	3.4%	4.3%	4.1%	*4.1%*	*4.2%*	0.8	24%
Mobile Homes	0.0%	3.6%	3.6%	*3.6%*	*0.0%*	0.0	0%
Persons per Household	**4.08**	**4.09**	**4.10**	*4.12*	*3.87*	**-0.21**	**-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.
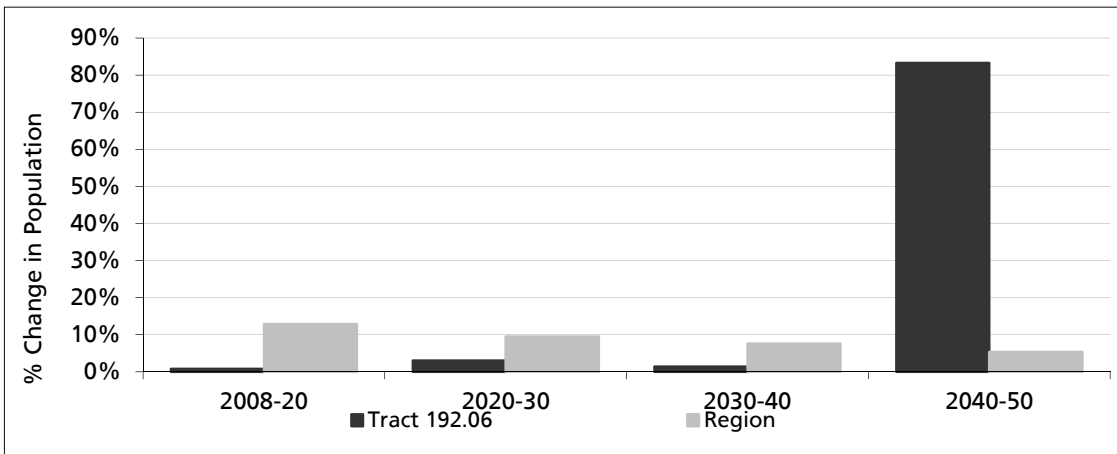
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,496**	**5,539**	**5,706**	**5,785**	**10,602**	**5,106**	**93%**
Under 5	609	574	585	578	983	374	61%
5 to 9	539	617	597	603	1,062	523	97%
10 to 14	487	544	532	521	961	474	97%
15 to 17	330	306	316	300	556	226	68%
18 to 19	208	167	198	187	349	141	68%
20 to 24	531	445	574	556	999	468	88%
25 to 29	573	589	588	640	1,113	540	94%
30 to 34	592	545	478	603	1,049	457	77%
35 to 39	436	397	437	422	841	405	93%
40 to 44	331	357	362	308	734	403	122%
45 to 49	267	281	264	292	541	274	103%
50 to 54	203	236	259	260	429	226	111%
55 to 59	97	142	164	160	335	238	245%
60 to 61	29	25	16	11	21	-8	-28%
62 to 64	51	65	52	48	86	35	69%
65 to 69	83	116	114	99	166	83	100%
70 to 74	56	77	101	110	226	170	304%
75 to 79	16	12	18	19	34	18	113%
80 to 84	23	16	24	30	42	19	83%
85 and over	35	28	27	38	75	40	114%
Median Age	25.4	26.0	25.4	26.2	26.8	1.4	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,496**	**5,539**	**5,706**	**5,785**	**10,602**	**5,106**	**93%**
Hispanic	3,987	4,356	4,687	4,852	9,029	5,042	126%
Non-Hispanic	1,509	1,183	1,019	933	1,573	64	4%
White	1,018	738	584	493	762	-256	-25%
Black	180	165	157	156	278	98	54%
American Indian	28	22	16	12	18	-10	-36%
Asian	138	134	139	148	289	151	109%
Hawaiian / Pacific Islander	10	8	8	7	10	0	0%
Other	7	6	6	6	9	2	29%
Two or More Races	128	110	109	111	207	79	62%

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	**947**	**947**	**947**	**962**	**2,052**	**1,105**	**117%**
Civilian Jobs	947	947	947	962	2,052	1,105	117%
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	**353**	**353**	**353**	**353**	**353**	**0**	**0%**
Developed Acres	**333**	**333**	**340**	**341**	**353**	**20**	**6%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	194	194	201	201	194	0	0%
Multiple Family	26	26	26	26	28	2	9%
Mobile Homes	7	7	7	7	0	-7	-100%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	0	0	0	37	37	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	40	40	40	41	28	-13	-31%
Office	0	0	0	0	0	0	0%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	49	49	49	49	49	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	0	0%
Vacant Developable Acres	**20**	**20**	**13**	**13**	**0**	**-20**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	7	0	0	0	-7	-100%
Multiple Family	2	2	2	2	0	-2	-100%
Mixed Use	10	10	10	10	0	-10	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
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]	**20.9**	**20.9**	**20.9**	**21.0**	**39.9**	**19.0**	**91%**
Residential Density[4]	**5.9**	**5.9**	**5.8**	**5.8**	**11.3**	**5.4**	**91%**

GROWTH TRENDS IN JOBS
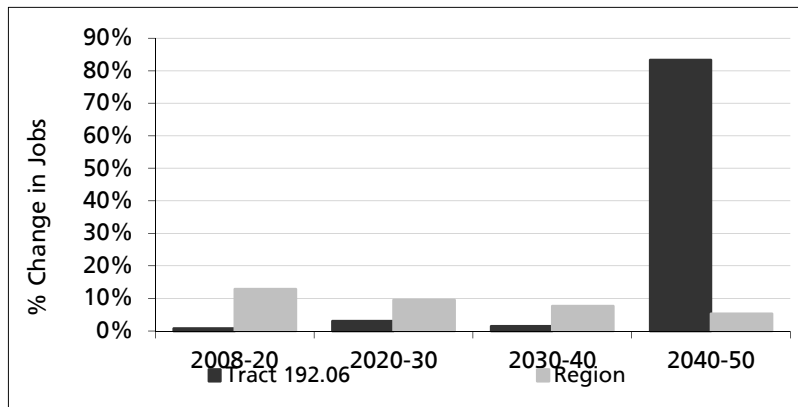
Notes:

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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