2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 191.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,225**	**7,738**	**11,011**	**13,360**	**13,808**	**7,583**	**122%**
Household Population	6,058	7,484	10,594	12,770	13,098	7,040	116%
Group Quarters Population	167	254	417	590	710	543	325%
Civilian	167	254	417	590	710	543	325%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,639**	**3,110**	**4,237**	**5,002**	**5,078**	**2,439**	**92%**
Single Family	2,010	2,481	3,232	3,776	3,790	1,780	89%
Multiple Family	68	68	443	664	724	656	965%
Mobile Homes	561	561	562	562	564	3	1%
Occupied Housing Units	**2,455**	**2,920**	**4,051**	**4,801**	**4,865**	**2,410**	**98%**
Single Family	1,877	2,321	3,086	3,618	3,620	1,743	93%
Multiple Family	68	64	428	645	704	636	935%
Mobile Homes	510	535	537	538	541	31	6%
Vacancy Rate	**7.0%**	**6.1%**	**4.4%**	**4.0%**	**4.2%**	**-2.8**	**-40%**
Single Family	6.6%	6.4%	4.5%	4.2%	4.5%	-2.1	-32%
Multiple Family	0.0%	5.9%	3.4%	2.9%	2.8%	2.8	0%
Mobile Homes	9.1%	4.6%	4.4%	4.3%	0.0%	-9.1	-100%
Persons per Household	**2.47**	**2.56**	**2.62**	**2.66**	**2.69**	**0.22**	**9%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Households by Income Category							
Less than $15,000	135	112	104	100	97	-38	-28%
$15,000-$29,999	308	244	235	225	210	-98	-32%
$30,000-$44,999	321	311	320	324	313	-8	-2%
$45,000-$59,999	402	397	435	451	443	41	10%
$60,000-$74,999	204	267	348	384	381	177	87%
$75,000-$99,999	501	552	690	781	787	286	57%
$100,000-$124,999	248	404	600	728	737	489	197%
$125,000-$149,999	150	296	507	653	658	508	339%
$150,000-$199,999	78	231	516	705	747	669	858%
$200,000 or more	108	106	296	450	492	384	356%
Total Households	2,455	2,920	4,051	4,801	4,865	2,410	98%
Median Household Income							
Adjusted for inflation ($1999)	$64,522	$80,842	$96,141	$104,653	$106,835	$42,313	66%

*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.
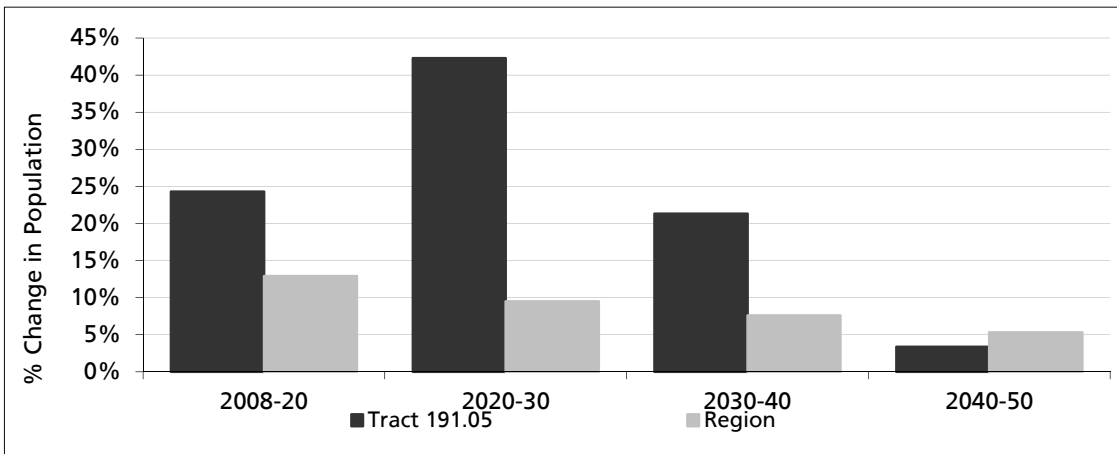
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 191.05
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,225**	**7,738**	**11,011**	**13,360**	**13,808**	**7,583**	**122%**
Under 5	231	255	357	410	415	184	80%
5 to 9	211	236	319	380	381	170	81%
10 to 14	325	373	476	567	585	260	80%
15 to 17	215	229	283	349	365	150	70%
18 to 19	147	145	168	196	205	58	39%
20 to 24	358	374	522	585	625	267	75%
25 to 29	279	373	488	552	600	321	115%
30 to 34	148	165	204	265	266	118	80%
35 to 39	195	184	287	332	337	142	73%
40 to 44	328	309	443	483	556	228	70%
45 to 49	408	370	414	599	640	232	57%
50 to 54	506	516	609	773	778	272	54%
55 to 59	506	634	688	686	909	403	80%
60 to 61	195	261	292	281	382	187	96%
62 to 64	277	467	524	550	596	319	115%
65 to 69	429	814	1,182	1,160	1,020	591	138%
70 to 74	393	766	1,267	1,279	1,138	745	190%
75 to 79	358	477	1,001	1,308	1,093	735	205%
80 to 84	338	334	778	1,191	1,068	730	216%
85 and over	378	456	709	1,414	1,849	1,471	389%
Median Age	52.6	57.7	61.7	63.2	61.3	8.7	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,225**	**7,738**	**11,011**	**13,360**	**13,808**	**7,583**	**122%**
Hispanic	852	1,195	1,815	2,281	2,335	1,483	174%
Non-Hispanic	5,373	6,543	9,196	11,079	11,473	6,100	114%
White	4,995	6,042	8,454	10,140	10,449	5,454	109%
Black	140	192	285	365	406	266	190%
American Indian	39	31	26	21	15	-24	-62%
Asian	85	138	227	298	342	257	302%
Hawaiian / Pacific Islander	9	12	17	22	24	15	167%
Other	5	4	4	4	4	-1	-20%
Two or More Races	100	124	183	229	233	133	133%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 191.05
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,028**	**1,041**	**1,404**	**2,412**	**3,490**	**2,462**	**239%**
Civilian Jobs	1,028	1,041	1,404	2,412	3,490	2,462	239%
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	**11,092**	**11,092**	**11,092**	**11,092**	**11,092**	**0**	**0%**
Developed Acres	**7,851**	**8,599**	**9,647**	**10,598**	**10,717**	**2,866**	**37%**
Low Density Single Family	4,001	5,354	6,881	7,783	7,864	3,863	97%
Single Family	267	334	474	504	505	238	89%
Multiple Family	4	4	4	4	4	0	0%
Mobile Homes	148	148	148	148	148	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	22	36	48	48	--
Industrial	18	19	19	19	19	1	8%
Commercial/Services	318	318	342	386	422	105	33%
Office	2	2	1	1	1	-1	-47%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	367	367	367	367	367	0	0%
Agricultural and Extractive[2]	1,973	1,301	635	556	545	-1,429	-72%
Parks and Military Use	754	754	754	795	795	41	5%
Vacant Developable Acres	**3,188**	**2,440**	**1,392**	**441**	**322**	**-2,866**	**-90%**
Low Density Single Family	2,890	2,198	1,236	395	314	-2,577	-89%
Single Family	153	98	26	1	0	-153	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	97	97	83	39	3	-94	-97%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	41	41	41	0	0	-41	-100%
Future Roads and Freeways	5	5	5	5	5	0	0%
Constrained Acres	**53**	**53**	**53**	**53**	**53**	**0**	**0%**
Employment Density[3]	**3.1**	**3.1**	**3.8**	**5.7**	**7.5**	**4.4**	**145%**
Residential Density[4]	**0.6**	**0.5**	**0.6**	**0.6**	**0.6**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
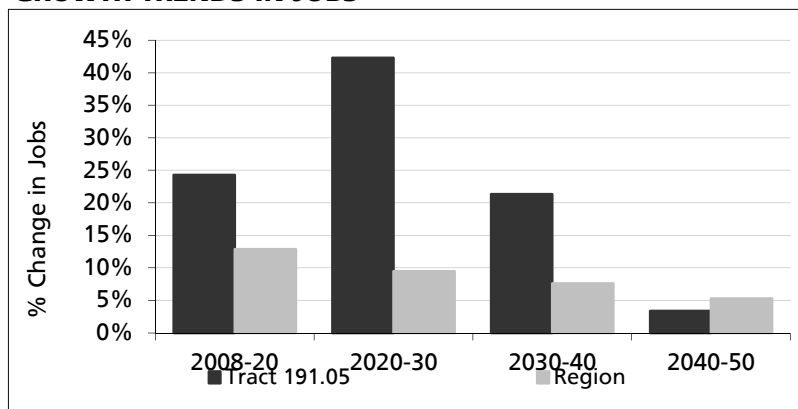
Notes:

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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Adopted October 2011
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Page 3 of 3