2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 191.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,162**	**9,633**	**12,664**	**14,677**	**14,833**	**6,671**	**82%**
Household Population	8,099	9,546	12,546	14,502	14,618	6,519	80%
Group Quarters Population	63	87	118	175	215	152	241%
Civilian	63	87	118	175	215	152	241%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,951**	**3,432**	**4,484**	**5,200**	**5,220**	**2,269**	**77%**
Single Family	2,786	3,286	4,339	5,061	5,082	2,296	82%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	165	146	145	139	138	-27	-16%
Occupied Housing Units	**2,645**	**3,188**	**4,216**	**4,901**	**4,918**	**2,273**	**86%**
Single Family	2,507	3,083	4,108	4,793	4,811	2,304	92%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	138	105	108	108	107	-31	-22%
Vacancy Rate	**10.4%**	**7.1%**	**6.0%**	**5.8%**	**5.8%**	**-4.6**	**-44%**
Single Family	10.0%	6.2%	5.3%	5.3%	5.3%	-4.7	-47%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	16.4%	28.1%	25.5%	22.3%	0.0%	-16.4	-100%
Persons per Household	**3.06**	**2.99**	**2.98**	**2.96**	**2.97**	**-0.09**	**-3%**

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	206	194	215	220	210	4	2%
$15,000-$29,999	242	231	293	319	310	68	28%
$30,000-$44,999	302	334	408	425	420	118	39%
$45,000-$59,999	294	385	499	558	557	263	89%
$60,000-$74,999	330	319	417	485	487	157	48%
$75,000-$99,999	320	464	678	825	836	516	161%
$100,000-$124,999	395	433	550	653	660	265	67%
$125,000-$149,999	269	355	453	530	528	259	96%
$150,000-$199,999	140	274	403	470	484	344	246%
$200,000 or more	147	199	300	416	426	279	190%
Total Households	2,645	3,188	4,216	4,901	4,918	2,273	86%
Median Household Income							
Adjusted for inflation ($1999)	$72,659	$82,058	$85,177	$88,439	$89,205	$16,546	23%

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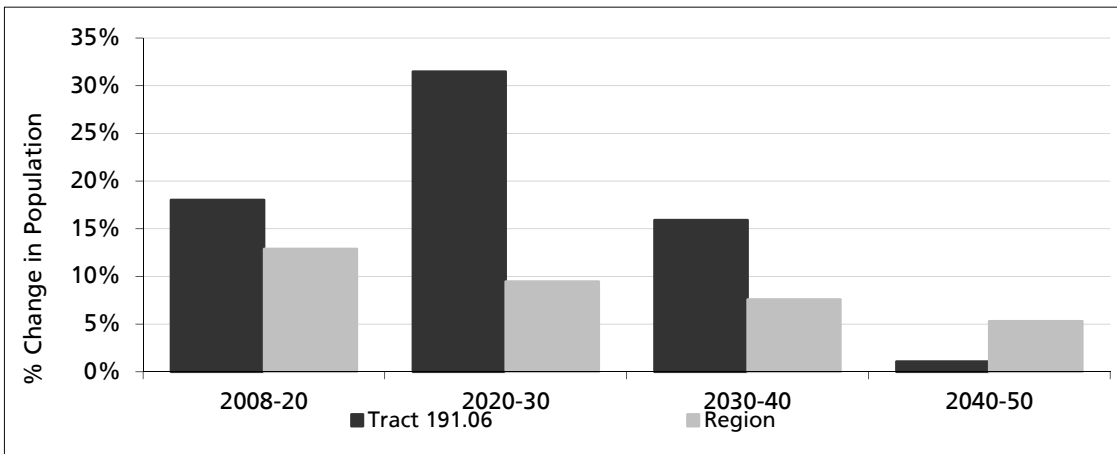
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,162**	**9,633**	**12,664**	**14,677**	**14,833**	**6,671**	**82%**
Under 5	496	509	637	672	622	126	25%
5 to 9	352	440	539	591	560	208	59%
10 to 14	556	618	741	833	815	259	47%
15 to 17	411	427	498	563	570	159	39%
18 to 19	327	303	366	403	395	68	21%
20 to 24	786	774	1,060	1,135	1,149	363	46%
25 to 29	553	670	821	887	899	346	63%
30 to 34	339	363	396	480	465	126	37%
35 to 39	294	284	388	424	413	119	40%
40 to 44	392	373	510	525	577	185	47%
45 to 49	652	638	688	901	919	267	41%
50 to 54	653	666	756	923	890	237	36%
55 to 59	611	803	893	876	1,078	467	76%
60 to 61	188	264	313	294	364	176	94%
62 to 64	286	488	563	612	629	343	120%
65 to 69	333	656	972	1,011	885	552	166%
70 to 74	289	544	941	1,039	978	689	238%
75 to 79	263	346	716	1,012	952	689	262%
80 to 84	187	203	453	703	659	472	252%
85 and over	194	264	413	793	1,014	820	423%
Median Age	39.4	45.4	47.7	49.6	50.2	10.8	27%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,162**	**9,633**	**12,664**	**14,677**	**14,833**	**6,671**	**82%**
Hispanic	2,363	3,168	4,394	5,266	5,322	2,959	125%
Non-Hispanic	5,799	6,465	8,270	9,411	9,511	3,712	64%
White	4,821	5,549	7,249	8,336	8,484	3,663	76%
Black	116	155	215	259	279	163	141%
American Indian	580	416	323	230	134	-446	-77%
Asian	51	82	124	157	180	129	253%
Hawaiian / Pacific Islander	17	23	32	40	44	27	159%
Other	22	16	16	16	17	-5	-23%
Two or More Races	192	224	311	373	373	181	94%

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	**4,032**	**4,222**	**4,611**	**5,128**	**5,308**	**1,276**	**32%**
Civilian Jobs	4,032	4,222	4,611	5,128	5,308	1,276	32%
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	**19,530**	**19,530**	**19,530**	**19,530**	**19,530**	**0**	**0%**
Developed Acres	**13,525**	**14,258**	**14,888**	**15,690**	**15,764**	**2,239**	**17%**
Low Density Single Family	6,197	7,450	9,288	12,636	12,812	6,615	107%
Single Family	322	382	479	479	479	156	48%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	50	50	50	50	50	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	158	158	158	158	182	25	16%
Commercial/Services	638	648	668	699	699	61	10%
Office	14	14	14	14	14	0	0%
Schools	78	78	80	82	85	6	8%
Roads and Freeways	330	330	330	330	330	0	0%
Agricultural and Extractive[2]	5,625	5,037	3,709	1,105	976	-4,650	-83%
Parks and Military Use	112	112	112	138	138	26	23%
Vacant Developable Acres	**2,675**	**1,942**	**1,312**	**510**	**436**	**-2,239**	**-84%**
Low Density Single Family	2,533	1,839	1,244	443	388	-2,145	-85%
Single Family	66	35	13	13	13	-53	-80%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	53	53	53	53	34	-19	-36%
Commercial/Services	23	16	2	1	1	-21	-94%
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	**3,330**	**3,330**	**3,330**	**3,330**	**3,330**	**0**	**0%**
Employment Density[3]	**4.5**	**4.7**	**5.0**	**5.4**	**5.4**	**0.9**	**19%**
Residential Density[4]	**0.4**	**0.4**	**0.5**	**0.4**	**0.4**	**-0.1**	**-13%**

GROWTH TRENDS IN JOBS
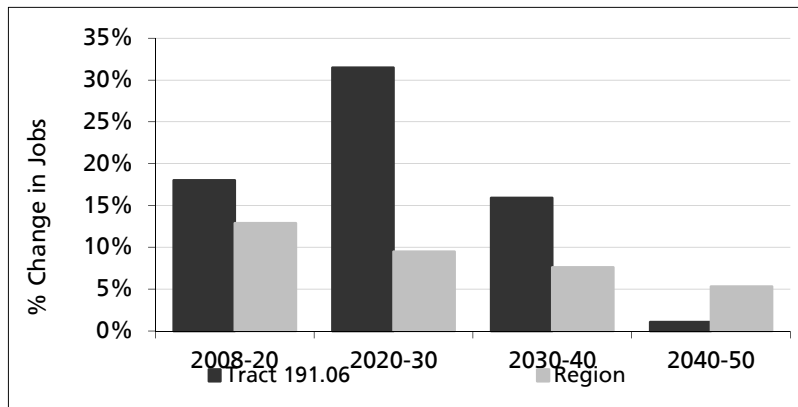
Notes:

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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