2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 148.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,654**	**3,003**	**4,814**	**7,611**	**7,623**	**4,969**	**187%**
Household Population	2,651	2,989	4,783	7,554	7,549	4,898	185%
Group Quarters Population	3	14	31	57	74	71	2367%
Civilian	3	14	31	57	74	71	2367%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,404**	**1,492**	**2,354**	**3,569**	**3,568**	**2,164**	**154%**
Single Family	205	207	200	200	200	-5	-2%
Multiple Family	919	1,027	1,896	3,115	3,115	2,196	239%
Mobile Homes	280	258	258	254	253	-27	-10%
Occupied Housing Units	**1,281**	**1,410**	**2,255**	**3,461**	**3,463**	**2,182**	**170%**
Single Family	169	191	184	184	184	15	9%
Multiple Family	860	982	1,833	3,041	3,043	2,183	254%
Mobile Homes	252	237	238	236	236	-16	-6%
Vacancy Rate	**8.8%**	**5.5%**	**4.2%**	**3.0%**	**2.9%**	**-5.9**	**-67%**
Single Family	17.6%	7.7%	8.0%	8.0%	8.0%	-9.6	-55%
Multiple Family	6.4%	4.4%	3.3%	2.4%	2.3%	-4.1	-64%
Mobile Homes	10.0%	8.1%	7.8%	7.1%	0.0%	-10.0	-100%
Persons per Household	**2.07**	**2.12**	**2.12**	**2.18**	**2.18**	**0.11**	**5%**

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	141	128	120	115	111	-30	-21%
$15,000-$29,999	250	233	222	226	219	-31	-12%
$30,000-$44,999	272	270	271	273	266	-6	-2%
$45,000-$59,999	245	243	262	313	306	61	25%
$60,000-$74,999	151	160	271	411	410	259	172%
$75,000-$99,999	106	183	430	755	755	649	612%
$100,000-$124,999	62	104	340	639	638	576	929%
$125,000-$149,999	46	65	145	277	295	249	541%
$150,000-$199,999	8	22	137	323	330	322	4025%
$200,000 or more	0	2	57	129	133	133	0%
Total Households	1,281	1,410	2,255	3,461	3,463	2,182	170%
Median Household Income							
Adjusted for inflation ($1999)	$43,759	$49,568	$73,976	$87,997	$88,891	$45,132	103%

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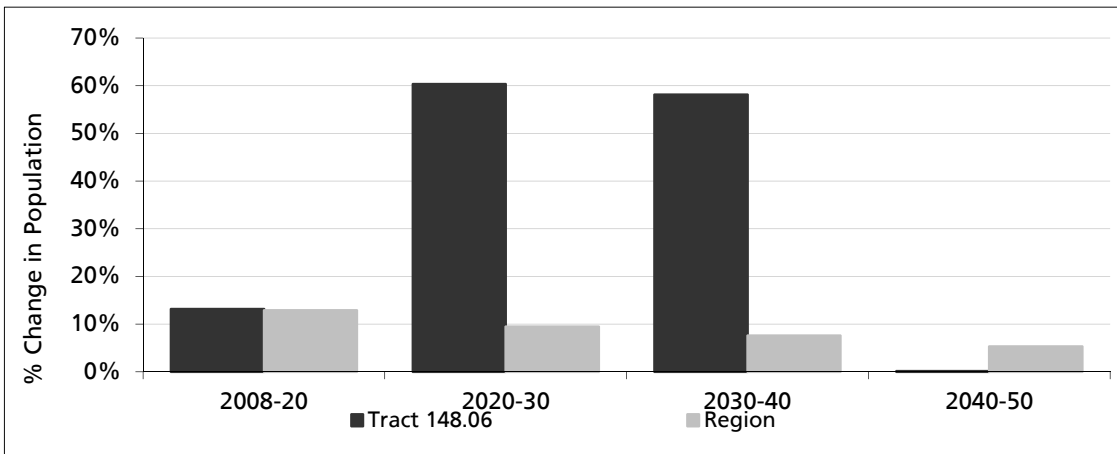
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,654**	**3,003**	**4,814**	**7,611**	**7,623**	**4,969**	**187%**
Under 5	221	196	318	495	455	234	106%
5 to 9	166	174	296	473	454	288	173%
10 to 14	129	116	168	274	273	144	112%
15 to 17	62	74	112	156	165	103	166%
18 to 19	29	39	55	83	78	49	169%
20 to 24	82	108	160	262	270	188	229%
25 to 29	191	269	452	663	683	492	258%
30 to 34	337	373	502	845	826	489	145%
35 to 39	278	232	487	728	710	432	155%
40 to 44	201	208	346	512	538	337	168%
45 to 49	187	153	256	489	484	297	159%
50 to 54	153	180	240	390	425	272	178%
55 to 59	119	209	251	338	413	294	247%
60 to 61	60	73	94	122	154	94	157%
62 to 64	70	106	168	237	228	158	226%
65 to 69	94	169	295	376	350	256	272%
70 to 74	65	102	200	276	239	174	268%
75 to 79	82	81	177	334	258	176	215%
80 to 84	66	67	146	289	281	215	326%
85 and over	62	74	91	269	339	277	447%
Median Age	37.0	38.3	38.5	38.8	39.3	2.3	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,654**	**3,003**	**4,814**	**7,611**	**7,623**	**4,969**	**187%**
Hispanic	419	649	1,152	1,984	2,143	1,724	411%
Non-Hispanic	2,235	2,354	3,662	5,627	5,480	3,245	145%
White	1,741	1,755	2,651	3,926	3,636	1,895	109%
Black	165	225	400	678	744	579	351%
American Indian	29	14	20	35	32	3	10%
Asian	138	209	395	661	726	588	426%
Hawaiian / Pacific Islander	6	9	13	35	37	31	517%
Other	2	2	8	6	15	13	650%
Two or More Races	154	140	175	286	290	136	88%

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	**1,692**	**1,970**	**2,284**	**2,481**	**2,481**	**789**	**47%**
Civilian Jobs	1,692	1,970	2,284	2,481	2,481	789	47%
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	**232**	**232**	**232**	**232**	**232**	**0**	**0%**
Developed Acres	**219**	**220**	**222**	**227**	**227**	**8**	**4%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	32	32	30	30	30	-2	-5%
Multiple Family	36	37	44	50	50	14	39%
Mobile Homes	18	18	11	5	5	-13	-72%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	8	22	35	35	35	--
Industrial	1	1	1	1	1	0	2%
Commercial/Services	38	34	24	17	17	-21	-56%
Office	8	7	6	6	6	-2	-26%
Schools	3	0	0	0	0	-3	-100%
Roads and Freeways	79	79	79	79	79	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	3	3	0	-8%
Vacant Developable Acres	**13**	**12**	**10**	**5**	**5**	**-8**	**-62%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	3	2	2	0	0	-3	-100%
Mixed Use	5	5	4	0	0	-5	-100%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	0	0	0	0	0	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	5	5	5	5	5	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**33.6**	**42.2**	**53.0**	**59.1**	**59.1**	**25.5**	**76%**
Residential Density[4]	**16.2**	**16.4**	**24.4**	**34.6**	**34.6**	**18.3**	**113%**

GROWTH TRENDS IN JOBS
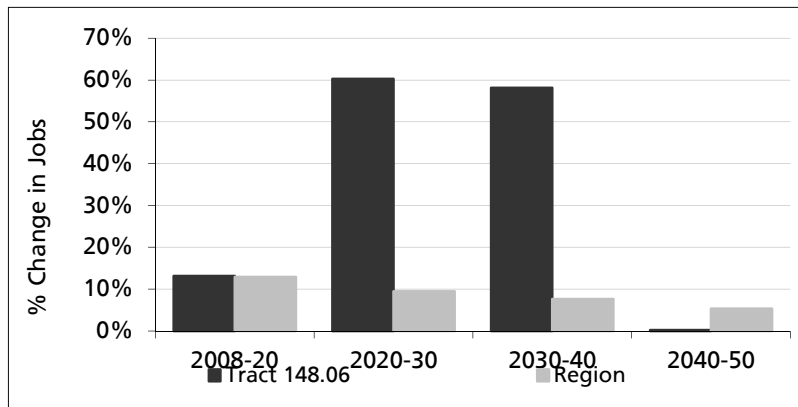
Notes:

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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