2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 181.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,465**	**7,774**	**9,811**	*9,750*	*9,754*	**3,289**	**51%**
Household Population	6,398	7,687	9,701	*9,600*	*9,577*	3,179	50%
Group Quarters Population	67	87	110	*150*	*177*	110	164%
Civilian	67	87	110	*150*	*177*	110	164%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,994**	**3,289**	**3,961**	*3,923*	*3,918*	**924**	**31%**
Single Family	1,539	1,507	1,502	*1,504*	*1,504*	-35	-2%
Multiple Family	741	1,215	2,132	*2,100*	*2,100*	1,359	183%
Mobile Homes	714	567	327	*319*	*314*	-400	-56%
Occupied Housing Units	**2,561**	**2,923**	**3,617**	*3,588*	*3,590*	**1,029**	**40%**
Single Family	1,347	1,421	1,420	*1,424*	*1,425*	78	6%
Multiple Family	656	1,007	1,900	*1,873*	*1,878*	1,222	186%
Mobile Homes	558	495	297	*291*	*287*	-271	-49%
Vacancy Rate	**14.5%**	**11.1%**	**8.7%**	*8.5%*	*8.4%*	**-6.1**	**-42%**
Single Family	12.5%	5.7%	5.5%	*5.3%*	*5.3%*	-7.2	-58%
Multiple Family	11.5%	17.1%	10.9%	*10.8%*	*10.6%*	-0.9	-8%
Mobile Homes	21.8%	12.7%	9.2%	*8.8%*	*0.0%*	-21.8	-100%
Persons per Household	**2.50**	**2.63**	**2.68**	*2.68*	*2.67*	**0.17**	**7%**

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	326	303	302	*275*	*253*	-73	-22%
$15,000-$29,999	533	511	538	*507*	*480*	-53	-10%
$30,000-$44,999	488	513	593	*578*	*564*	76	16%
$45,000-$59,999	416	454	548	*542*	*540*	124	30%
$60,000-$74,999	199	295	402	*401*	*401*	202	102%
$75,000-$99,999	280	414	561	*545*	*542*	262	94%
$100,000-$124,999	150	223	328	*347*	*348*	198	132%
$125,000-$149,999	32	78	131	*159*	*197*	165	516%
$150,000-$199,999	100	98	145	*161*	*192*	92	92%
$200,000 or more	37	34	69	*73*	*73*	36	97%
Total Households	2,561	2,923	3,617	*3,588*	*3,590*	1,029	40%
Median Household Income							
Adjusted for inflation ($1999)	$42,956	$49,444	$55,278	*$57,011*	*$58,833*	$15,877	37%

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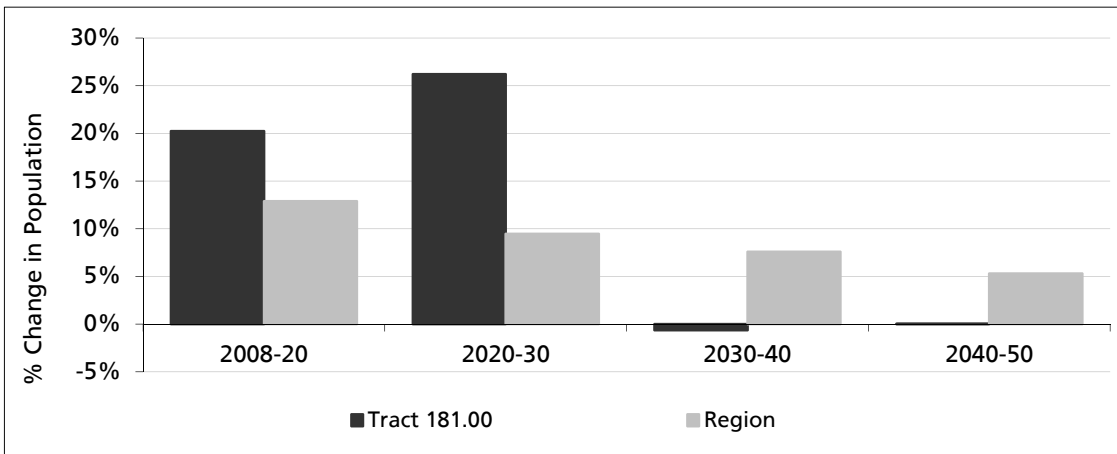
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,465**	**7,774**	**9,811**	**9,750**	**9,754**	**3,289**	**51%**
Under 5	936	1,053	1,278	1,209	1,182	246	26%
5 to 9	732	881	1,062	1,039	991	259	35%
10 to 14	391	501	587	594	615	224	57%
15 to 17	253	321	376	351	337	84	33%
18 to 19	155	191	203	183	198	43	28%
20 to 24	357	432	603	591	625	268	75%
25 to 29	383	564	664	664	673	290	76%
30 to 34	482	611	706	784	779	297	62%
35 to 39	472	442	655	625	639	167	35%
40 to 44	394	383	522	477	553	159	40%
45 to 49	460	487	550	658	693	233	51%
50 to 54	365	322	390	397	382	17	5%
55 to 59	315	365	316	249	320	5	2%
60 to 61	122	156	155	106	120	-2	-2%
62 to 64	112	188	204	178	163	51	46%
65 to 69	148	288	404	296	239	91	61%
70 to 74	109	212	370	336	323	214	196%
75 to 79	117	174	370	418	345	228	195%
80 to 84	74	85	207	273	215	141	191%
85 and over	88	118	189	322	362	274	311%
Median Age	30.3	29.5	30.9	31.6	31.6	1.3	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,465**	**7,774**	**9,811**	**9,750**	**9,754**	**3,289**	**51%**
Hispanic	1,713	2,577	3,632	4,069	4,518	2,805	164%
Non-Hispanic	4,752	5,197	6,179	5,681	5,236	484	10%
White	4,185	4,493	5,265	4,790	4,371	186	4%
Black	96	118	135	109	89	-7	-7%
American Indian	37	51	54	47	28	-9	-24%
Asian	90	109	160	159	155	65	72%
Hawaiian / Pacific Islander	33	38	48	48	51	18	55%
Other	17	28	33	39	43	26	153%
Two or More Races	294	360	484	489	499	205	70%

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	**1,375**	**1,865**	**2,176**	**2,176**	**2,176**	**801**	**58%**
Civilian Jobs	1,375	1,865	2,176	2,176	2,176	801	58%
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	**617**	**617**	**617**	**617**	**617**	**0**	**0%**
Developed Acres	**606**	**614**	**616**	**616**	**616**	**11**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	253	250	249	249	249	-4	-1%
Multiple Family	26	35	49	49	49	22	85%
Mobile Homes	65	57	44	44	44	-21	-32%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	10	15	15	15	15	--
Industrial	10	10	7	7	7	-3	-34%
Commercial/Services	39	39	40	40	40	1	3%
Office	1	1	1	1	1	0	-41%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	159	159	159	159	159	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	42	42	42	42	42	0	0%
Vacant Developable Acres	**12**	**4**	**2**	**1**	**1**	**-11**	**-89%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	3	2	1	1	-5	-80%
Multiple Family	2	0	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	0	0	0	0	-4	-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]	**23.1**	**29.1**	**33.8**	**33.8**	**33.8**	**10.7**	**46%**
Residential Density[4]	**8.7**	**9.4**	**11.3**	**11.2**	**11.2**	**2.5**	**29%**

GROWTH TRENDS IN JOBS

■ Tract 181.00   ■ Region
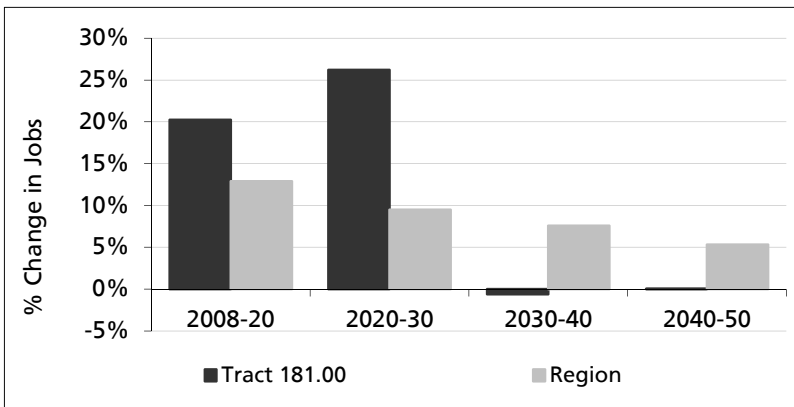
Notes:

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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