2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 171.06

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,983**	**5,504**	**5,901**	**6,335**	**6,844**	**1,861**	**37%**
Household Population	4,910	5,422	5,799	6,205	6,691	1,781	36%
Group Quarters Population	73	82	102	130	153	80	110%
Civilian	73	82	102	130	153	80	110%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,122**	**2,173**	**2,271**	**2,371**	**2,516**	**394**	**19%**
Single Family	2,067	2,067	2,147	2,247	2,379	312	15%
Multiple Family	55	106	124	124	137	82	149%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,821**	**1,950**	**2,070**	**2,170**	**2,306**	**485**	**27%**
Single Family	1,766	1,850	1,950	2,050	2,173	407	23%
Multiple Family	55	100	120	120	133	78	142%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**14.2%**	**10.3%**	**8.9%**	**8.5%**	**8.3%**	**-5.9**	**-42%**
Single Family	14.6%	10.5%	9.2%	8.8%	8.7%	-5.9	-40%
Multiple Family	0.0%	5.7%	3.2%	3.2%	2.9%	2.9	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.70**	**2.78**	**2.80**	**2.86**	**2.90**	**0.20**	**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	53	67	59	56	55	2	4%
$15,000-$29,999	66	92	88	87	85	19	29%
$30,000-$44,999	94	87	84	83	88	-6	-6%
$45,000-$59,999	44	41	41	44	54	10	23%
$60,000-$74,999	83	91	91	103	114	31	37%
$75,000-$99,999	96	83	89	101	121	25	26%
$100,000-$124,999	128	117	119	135	153	25	20%
$125,000-$149,999	62	134	146	160	177	115	185%
$150,000-$199,999	223	279	314	326	348	125	56%
$200,000 or more	972	959	1,039	1,075	1,111	139	14%
Total Households	1,821	1,950	2,070	2,170	2,306	485	27%
Median Household Income							
Adjusted for inflation ($1999)	$209,491	$197,133	$200,577	$198,466	$193,966	($15,525)	-7%

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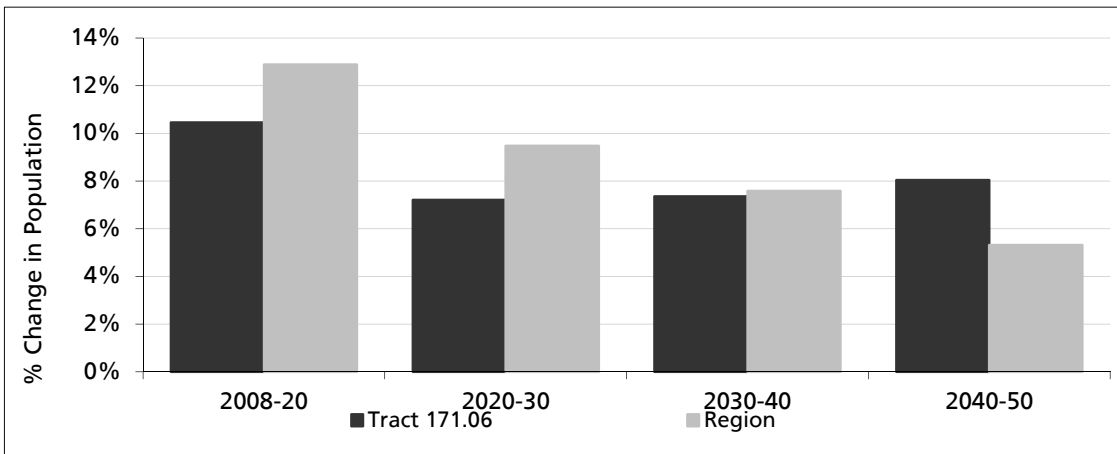
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,983**	**5,504**	**5,901**	**6,335**	**6,844**	**1,861**	**37%**
Under 5	85	78	83	86	95	10	12%
5 to 9	163	156	174	195	198	35	21%
10 to 14	328	330	339	384	414	86	26%
15 to 17	290	276	261	314	343	53	18%
18 to 19	235	204	180	203	221	-14	-6%
20 to 24	505	490	533	554	623	118	23%
25 to 29	188	233	246	258	297	109	58%
30 to 34	121	126	120	145	154	33	27%
35 to 39	145	128	155	173	192	47	32%
40 to 44	189	158	184	189	226	37	20%
45 to 49	315	240	216	293	331	16	5%
50 to 54	443	384	345	433	464	21	5%
55 to 59	469	520	435	398	558	89	19%
60 to 61	203	237	205	169	249	46	23%
62 to 64	271	414	357	332	380	109	40%
65 to 69	369	637	716	606	539	170	46%
70 to 74	219	398	532	480	423	204	93%
75 to 79	189	236	408	482	411	222	117%
80 to 84	135	124	239	331	307	172	127%
85 and over	121	135	173	310	419	298	246%
Median Age	48.8	54.3	56.3	54.3	53.5	4.7	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,983**	**5,504**	**5,901**	**6,335**	**6,844**	**1,861**	**37%**
Hispanic	392	477	533	589	649	257	66%
Non-Hispanic	4,591	5,027	5,368	5,746	6,195	1,604	35%
White	4,279	4,683	5,001	5,350	5,769	1,490	35%
Black	20	24	27	30	32	12	60%
American Indian	1	1	1	1	1	0	0%
Asian	172	205	226	250	275	103	60%
Hawaiian / Pacific Islander	5	7	6	6	5	0	0%
Other	35	23	17	13	13	-22	-63%
Two or More Races	79	84	90	96	100	21	27%

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	**2,049**	**2,065**	**2,081**	**2,085**	**2,099**	**50**	**2%**
Civilian Jobs	2,049	2,065	2,081	2,085	2,099	50	2%
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	**7,478**	**7,478**	**7,478**	**7,478**	**7,478**	**0**	**0%**
Developed Acres	**6,804**	**6,804**	**6,983**	**7,099**	**7,318**	**513**	**8%**
Low Density Single Family	4,000	4,000	4,263	4,580	4,954	954	24%
Single Family	1,018	1,018	1,018	1,018	1,034	15	2%
Multiple Family	7	7	7	7	7	0	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	2	4	4	4	4	--
Industrial	15	15	15	15	15	0	0%
Commercial/Services	244	242	241	240	240	-4	-2%
Office	6	5	5	5	5	-1	-12%
Schools	27	27	27	27	27	0	0%
Roads and Freeways	406	406	406	406	406	0	0%
Agricultural and Extractive[2]	521	521	436	235	64	-456	-88%
Parks and Military Use	558	558	558	558	558	0	0%
Vacant Developable Acres	**648**	**648**	**469**	**352**	**134**	**-513**	**-79%**
Low Density Single Family	573	573	395	278	73	-501	-87%
Single Family	27	27	27	27	14	-13	-48%
Multiple Family	0	0	0	0	0	0	-32%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
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	47	47	47	47	47	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**27**	**27**	**27**	**27**	**27**	**0**	**0%**
Employment Density[3]	**7.0**	**7.1**	**7.2**	**7.2**	**7.3**	**0.2**	**3%**
Residential Density[4]	**0.4**	**0.4**	**0.4**	**0.4**	**0.4**	**0.0**	**-1%**

GROWTH TRENDS IN JOBS
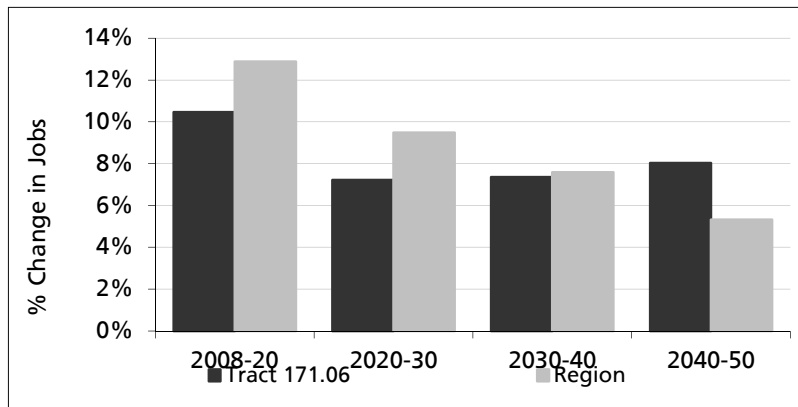
Notes:

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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