2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 108.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**1,868**	**1,598**	**1,660**	**1,843**	**1,883**	**15**	**1%**
Household Population	1,868	1,598	1,660	1,843	1,883	15	1%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,214**	**1,218**	**1,218**	**1,289**	**1,291**	**77**	**6%**
Single Family	671	675	675	632	634	-37	-6%
Multiple Family	543	543	543	657	657	114	21%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**928**	**820**	**835**	**898**	**908**	**-20**	**-2%**
Single Family	588	592	600	561	566	-22	-4%
Multiple Family	340	228	235	337	342	2	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**23.6%**	**32.7%**	**31.4%**	**30.3%**	**29.7%**	**6.1**	**26%**
Single Family	12.4%	12.3%	11.1%	11.2%	10.7%	-1.7	-14%
Multiple Family	37.4%	58.0%	56.7%	48.7%	47.9%	10.5	28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.01**	**1.95**	**1.99**	**2.05**	**2.07**	**0.06**	**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	89	68	49	37	30	-59	-66%
$15,000-$29,999	123	100	78	60	53	-70	-57%
$30,000-$44,999	126	83	68	59	54	-72	-57%
$45,000-$59,999	103	89	78	71	67	-36	-35%
$60,000-$74,999	93	75	74	72	70	-23	-25%
$75,000-$99,999	144	120	120	115	112	-32	-22%
$100,000-$124,999	104	90	90	90	90	-14	-13%
$125,000-$149,999	39	42	48	55	55	16	41%
$150,000-$199,999	27	51	59	77	78	51	189%
$200,000 or more	80	102	171	262	299	219	274%
Total Households	928	820	835	898	908	-20	-2%
Median Household Income							
Adjusted for inflation ($1999)	$63,710	$74,000	$89,688	$109,722	$118,889	$55,179	87%

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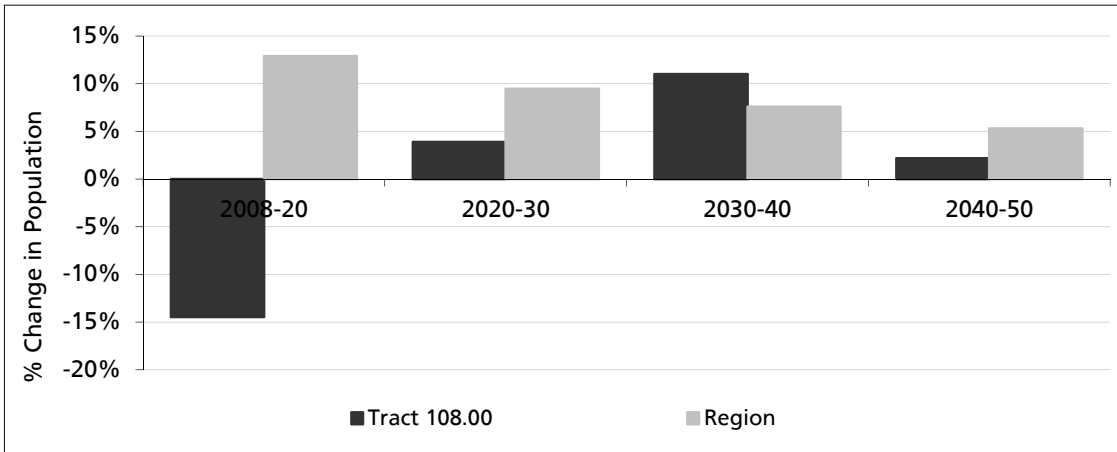
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**1,868**	**1,598**	**1,660**	**1,843**	**1,883**	**15**	**1%**
Under 5	124	97	107	122	119	-5	-4%
5 to 9	138	104	115	129	122	-16	-12%
10 to 14	94	81	89	110	109	15	16%
15 to 17	78	59	59	74	73	-5	-6%
18 to 19	58	48	40	41	41	-17	-29%
20 to 24	140	119	124	133	143	3	2%
25 to 29	102	107	115	120	129	27	26%
30 to 34	109	105	105	131	134	25	23%
35 to 39	140	86	117	132	127	-13	-9%
40 to 44	138	91	105	114	124	-14	-10%
45 to 49	121	74	63	92	97	-24	-20%
50 to 54	162	113	91	116	116	-46	-28%
55 to 59	160	152	120	112	145	-15	-9%
60 to 61	56	58	49	41	56	0	0%
62 to 64	64	82	72	70	78	14	22%
65 to 69	73	102	116	106	89	16	22%
70 to 74	48	70	97	93	79	31	65%
75 to 79	25	21	36	44	35	10	40%
80 to 84	17	12	21	30	26	9	53%
85 and over	21	17	19	33	41	20	95%
Median Age	38.3	39.6	38.2	37.3	37.8	-0.5	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**1,868**	**1,598**	**1,660**	**1,843**	**1,883**	**15**	**1%**
Hispanic	119	106	117	138	145	26	22%
Non-Hispanic	1,749	1,492	1,543	1,705	1,738	-11	-1%
White	1,602	1,354	1,393	1,532	1,557	-45	-3%
Black	38	35	36	39	38	0	0%
American Indian	1	1	1	1	1	0	0%
Asian	45	47	55	67	74	29	64%
Hawaiian / Pacific Islander	3	2	2	2	2	-1	-33%
Other	4	2	2	2	2	-2	-50%
Two or More Races	56	51	54	62	64	8	14%

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	**838**	**842**	**842**	**842**	**842**	**4**	**0%**
Civilian Jobs	838	842	842	842	842	4	0%
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	**166**	**166**	**166**	**166**	**166**	**0**	**0%**
Developed Acres	**166**	**166**	**166**	**166**	**166**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	60	60	60	55	55	-4	-7%
Multiple Family	16	16	16	21	21	5	28%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	6	6	6	6	6	0	0%
Office	0	0	0	0	0	0	0%
Schools	17	17	17	17	17	0	0%
Roads and Freeways	63	63	63	63	63	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**-77%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	-100%
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	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]	**34.6**	**34.8**	**34.8**	**34.8**	**34.8**	**0.2**	**0%**
Residential Density[4]	**16.0**	**16.0**	**16.0**	**16.9**	**16.9**	**1.0**	**6%**

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 108.00 ■ Region
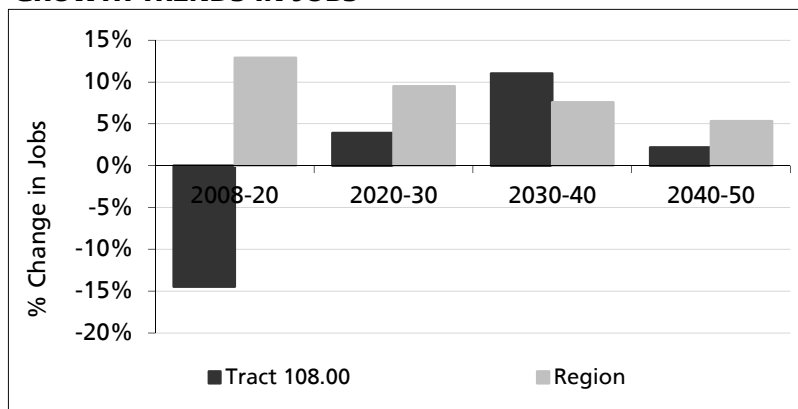
Notes:

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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