2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 208.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,568**	**3,422**	**3,991**	**4,256**	**4,608**	**1,040**	**29%**
Household Population	3,495	3,337	3,878	4,101	4,430	935	27%
Group Quarters Population	73	85	113	155	178	105	144%
Civilian	73	85	113	155	178	105	144%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,098**	**1,111**	**1,265**	**1,301**	**1,387**	**289**	**26%**
Single Family	814	827	981	1,017	1,093	279	34%
Multiple Family	284	284	284	284	294	10	4%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,057**	**1,028**	**1,183**	**1,220**	**1,308**	**251**	**24%**
Single Family	785	749	904	940	1,019	234	30%
Multiple Family	272	279	279	280	289	17	6%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.7%**	**7.5%**	**6.5%**	**6.2%**	**5.7%**	**2.0**	**54%**
Single Family	3.6%	9.4%	7.8%	7.6%	6.8%	3.2	89%
Multiple Family	4.2%	1.8%	1.8%	1.4%	1.7%	-2.5	-60%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.31**	**3.25**	**3.28**	**3.36**	**3.39**	**0.08**	**2%**

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	61	54	50	46	41	-20	-33%
$15,000-$29,999	155	118	104	91	85	-70	-45%
$30,000-$44,999	199	185	168	148	135	-64	-32%
$45,000-$59,999	152	151	148	134	127	-25	-16%
$60,000-$74,999	143	130	136	132	128	-15	-10%
$75,000-$99,999	242	214	223	224	226	-16	-7%
$100,000-$124,999	51	58	85	90	98	47	92%
$125,000-$149,999	28	75	108	120	135	107	382%
$150,000-$199,999	16	36	134	184	242	226	1413%
$200,000 or more	10	7	27	51	91	81	810%
Total Households	1,057	1,028	1,183	1,220	1,308	251	24%
Median Household Income							
Adjusted for inflation ($1999)	$56,201	$60,692	$73,401	$81,585	$90,265	$34,064	61%

*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.
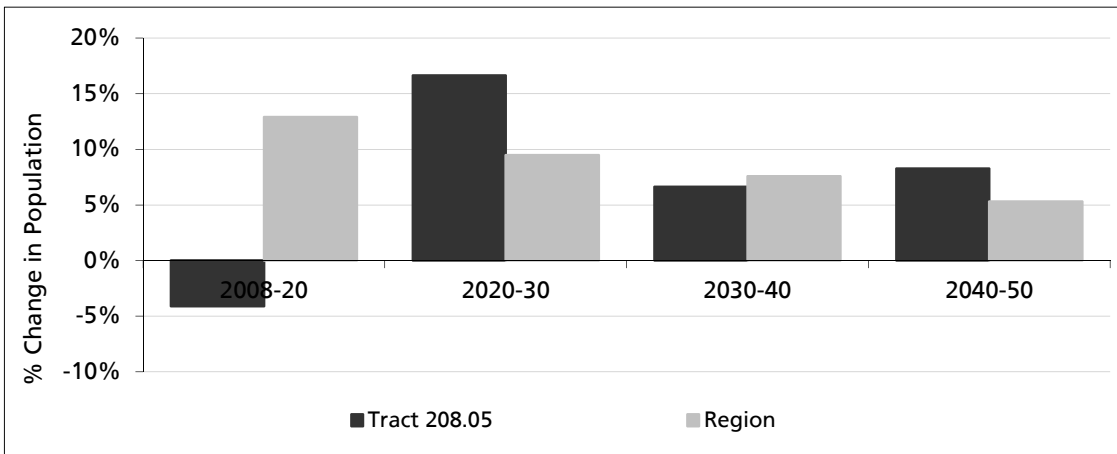
Source: Final Series 12 - 2050 Regional Growth Forecast
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www.sandag.org

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,568**	**3,422**	**3,991**	**4,256**	**4,608**	**1,040**	**29%**
Under 5	224	207	247	264	279	55	25%
5 to 9	268	254	302	322	339	71	26%
10 to 14	334	324	366	400	423	89	27%
15 to 17	207	183	201	218	235	28	14%
18 to 19	122	97	106	109	116	-6	-5%
20 to 24	329	294	361	368	403	74	22%
25 to 29	275	307	351	364	396	121	44%
30 to 34	209	195	205	248	265	56	27%
35 to 39	236	184	251	269	293	57	24%
40 to 44	288	232	289	286	354	66	23%
45 to 49	303	236	227	295	322	19	6%
50 to 54	217	189	196	230	236	19	9%
55 to 59	162	176	167	149	199	37	23%
60 to 61	51	61	66	62	81	30	59%
62 to 64	71	103	97	86	91	20	28%
65 to 69	72	118	145	122	109	37	51%
70 to 74	78	133	191	176	175	97	124%
75 to 79	62	73	134	152	131	69	111%
80 to 84	22	19	39	53	49	27	123%
85 and over	38	37	50	83	112	74	195%
Median Age	30.6	31.2	31.5	31.7	32.1	1.5	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,568**	**3,422**	**3,991**	**4,256**	**4,608**	**1,040**	**29%**
Hispanic	951	1,052	1,337	1,545	1,789	838	88%
Non-Hispanic	2,617	2,370	2,654	2,711	2,819	202	8%
White	2,398	2,158	2,398	2,430	2,513	115	5%
Black	80	87	110	124	139	59	74%
American Indian	35	21	16	12	8	-27	-77%
Asian	11	16	23	29	35	24	218%
Hawaiian / Pacific Islander	9	11	14	16	17	8	89%
Other	0	0	0	0	0	0	0%
Two or More Races	84	77	93	100	107	23	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	**581**	**631**	**807**	**1,007**	**1,137**	**556**	**96%**
Civilian Jobs	581	631	807	1,007	1,137	556	96%
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	**1,840**	**1,840**	**1,840**	**1,840**	**1,840**	**0**	**0%**
Developed Acres	**1,652**	**1,663**	**1,760**	**1,773**	**1,780**	**128**	**8%**
Low Density Single Family	741	771	1,219	1,219	1,218	477	64%
Single Family	238	245	272	287	286	48	20%
Multiple Family	17	17	17	17	18	1	4%
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	15	15	15	50	50	35	229%
Commercial/Services	52	54	62	68	76	24	46%
Office	4	4	4	4	4	0	0%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	77	77	77	77	77	0	0%
Agricultural and Extractive[2]	473	444	59	16	16	-457	-97%
Parks and Military Use	31	31	31	31	31	0	0%
Vacant Developable Acres	**162**	**151**	**54**	**40**	**34**	**-128**	**-79%**
Low Density Single Family	88	79	17	17	17	-71	-81%
Single Family	35	35	8	1	1	-34	-97%
Multiple Family	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	37	34	27	21	14	-23	-62%
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	**26**	**26**	**26**	**26**	**26**	**0**	**0%**
Employment Density[3]	**7.7**	**8.0**	**9.4**	**7.9**	**8.4**	**0.8**	**10%**
Residential Density[4]	**1.1**	**1.1**	**0.8**	**0.9**	**0.9**	**-0.2**	**-17%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 208.05 ▨ Region
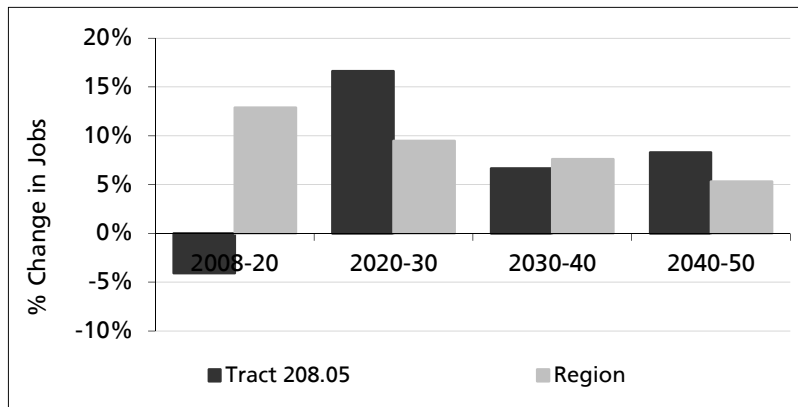
Notes:

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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