

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 28.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,093</b>	<b>4,480</b>	<b>7,390</b>	<b>8,319</b>	<b>8,659</b>	<b>4,566</b>	<b>112%</b>
Household Population	3,677	4,049	6,925	7,815	8,125	4,448	121%
Group Quarters Population	416	431	465	504	534	118	28%
Civilian	416	431	465	504	534	118	28%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,511</b>	<b>1,632</b>	<b>2,819</b>	<b>3,218</b>	<b>3,339</b>	<b>1,828</b>	<b>121%</b>
Single Family	1,259	1,248	1,223	1,212	1,212	-47	-4%
Multiple Family	252	384	1,596	2,006	2,127	1,875	744%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,411</b>	<b>1,546</b>	<b>2,710</b>	<b>3,109</b>	<b>3,229</b>	<b>1,818</b>	<b>129%</b>
Single Family	1,180	1,193	1,176	1,168	1,166	-14	-1%
Multiple Family	231	353	1,534	1,941	2,063	1,832	793%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.6%</b>	<b>5.3%</b>	<b>3.9%</b>	<b>3.4%</b>	<b>3.3%</b>	<b>-3.3</b>	<b>-50%</b>
Single Family	6.3%	4.4%	3.8%	3.6%	3.8%	-2.5	-40%
Multiple Family	8.3%	8.1%	3.9%	3.2%	3.0%	-5.3	-64%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.61</b>	<b>2.62</b>	<b>2.56</b>	<b>2.51</b>	<b>2.52</b>	<b>-0.09</b>	<b>-3%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	194	200	319	344	349	155	80%
\$15,000-\$29,999	221	234	345	372	375	154	70%
\$30,000-\$44,999	230	240	374	414	425	195	85%
\$45,000-\$59,999	171	210	378	411	424	253	148%
\$60,000-\$74,999	180	187	314	356	364	184	102%
\$75,000-\$99,999	212	227	395	470	486	274	129%
\$100,000-\$124,999	125	150	293	338	357	232	186%
\$125,000-\$149,999	33	43	118	159	174	141	427%
\$150,000-\$199,999	37	50	137	176	192	155	419%
\$200,000 or more	8	5	37	69	83	75	938%
Total Households	1,411	1,546	2,710	3,109	3,229	1,818	129%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$50,307	\$52,071	\$57,579	\$60,569	\$61,710	\$11,403	23%

**\*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.

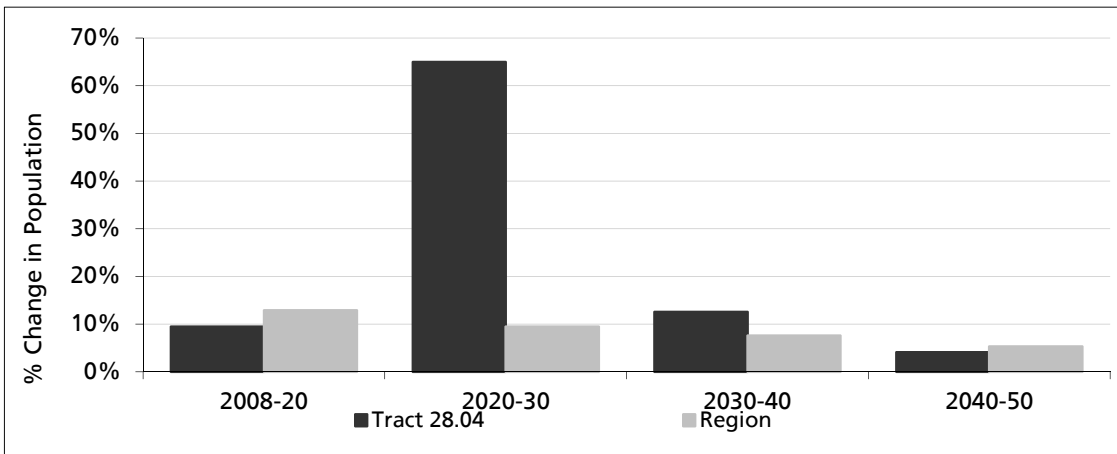
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,093</b>	<b>4,480</b>	<b>7,390</b>	<b>8,319</b>	<b>8,659</b>	<b>4,566</b>	<b>112%</b>
Under 5	268	264	433	451	443	175	65%
5 to 9	229	260	464	549	567	338	148%
10 to 14	146	160	253	274	293	147	101%
15 to 17	88	90	145	151	163	75	85%
18 to 19	52	44	73	77	84	32	62%
20 to 24	151	144	248	247	245	94	62%
25 to 29	860	977	1,270	1,172	1,178	318	37%
30 to 34	423	444	670	802	782	359	85%
35 to 39	263	250	506	558	547	284	108%
40 to 44	253	232	415	433	470	217	86%
45 to 49	242	220	343	441	458	216	89%
50 to 54	211	199	321	377	350	139	66%
55 to 59	197	218	301	331	376	179	91%
60 to 61	70	96	160	190	214	144	206%
62 to 64	84	152	279	353	355	271	323%
65 to 69	119	206	393	450	446	327	275%
70 to 74	102	172	394	501	561	459	450%
75 to 79	95	118	299	414	439	344	362%
80 to 84	117	108	236	303	353	236	202%
85 and over	123	126	187	245	335	212	172%
Median Age	33.0	33.4	36.4	38.9	40.3	7.3	22%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,093</b>	<b>4,480</b>	<b>7,390</b>	<b>8,319</b>	<b>8,659</b>	<b>4,566</b>	<b>112%</b>
Hispanic	690	1,320	3,467	5,314	5,804	5,114	741%
Non-Hispanic	3,403	3,160	3,923	3,005	2,855	-548	-16%
White	2,681	2,104	1,618	0	0	-2,681	-100%
Black	158	216	436	523	452	294	186%
American Indian	21	28	56	65	54	33	157%
Asian	324	496	1,115	1,479	1,441	1,117	345%
Hawaiian / Pacific Islander	4	8	19	26	26	22	550%
Other	19	27	56	72	74	55	289%
Two or More Races	196	281	623	840	808	612	312%

## GROWTH TRENDS IN TOTAL POPULATION



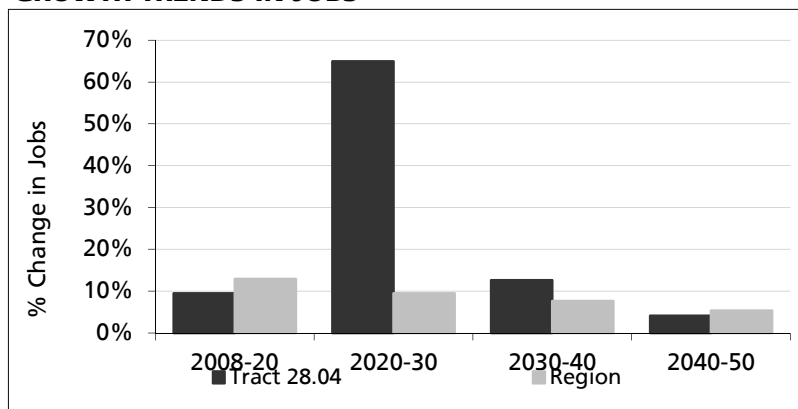
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>586</b>	<b>726</b>	<b>852</b>	<b>852</b>	<b>852</b>	<b>266</b>	<b>45%</b>
Civilian Jobs	586	726	852	852	852	266	45%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>360</b>	<b>363</b>	<b>364</b>	<b>366</b>	<b>366</b>	<b>6</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	257	258	256	255	255	-2	-1%
Multiple Family	6	8	14	15	16	9	151%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	4	4	4	0	-4%
Mixed Use	0	4	11	11	11	11	--
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	12	10	3	3	3	-9	-77%
Office	0	0	0	0	0	0	0%
Schools	2	2	0	0	0	-2	-100%
Roads and Freeways	76	76	76	76	76	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
<b>Vacant Developable Acres</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-6</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-99%
Multiple Family	3	3	1	0	0	-3	-100%
Mixed Use	1	0	0	0	0	-1	-100%
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%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>39.3</b>	<b>51.3</b>	<b>100.4</b>	<b>101.6</b>	<b>101.6</b>	<b>62.4</b>	<b>159%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.6</b>	<b>6.0</b>	<b>10.1</b>	<b>11.5</b>	<b>11.9</b>	<b>6.3</b>	<b>111%</b>

## 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).