

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.28



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,059	4,747	4,806	4,897	4,931	872	21%
Household Population	4,059	4,747	4,806	4,897	4,931	872	21%
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	1,237	1,340	1,342	1,342	1,342	105	8%
Single Family	15	15	15	15	15	0	0%
Multiple Family	1,222	1,325	1,327	1,327	1,327	105	9%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,132	1,308	1,311	1,312	1,313	181	16%
Single Family	15	12	13	13	13	-2	-13%
Multiple Family	1,117	1,296	1,298	1,299	1,300	183	16%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.5%	2.4%	2.3%	2.2%	2.2%	-6.3	-74%
Single Family	0.0%	20.0%	13.3%	13.3%	13.3%	13.3	0%
Multiple Family	8.6%	2.2%	2.2%	2.1%	2.0%	-6.6	-77%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.59	3.63	3.67	3.73	3.76	0.17	5%

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	160	135	115	95	86	-74	-46%
\$15,000-\$29,999	320	287	264	231	206	-114	-36%
\$30,000-\$44,999	328	337	327	300	279	-49	-15%
\$45,000-\$59,999	177	196	196	189	184	7	4%
\$60,000-\$74,999	100	104	107	109	107	7	7%
\$75,000-\$99,999	28	59	64	66	68	40	143%
\$100,000-\$124,999	10	26	35	45	47	37	370%
\$125,000-\$149,999	5	80	89	100	107	102	2040%
\$150,000-\$199,999	4	74	90	115	130	126	3150%
\$200,000 or more	0	10	24	62	99	99	0%
Total Households	1,132	1,308	1,311	1,312	1,313	181	16%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,933	\$40,326	\$42,683	\$47,381	\$51,970	\$18,037	53%

***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.

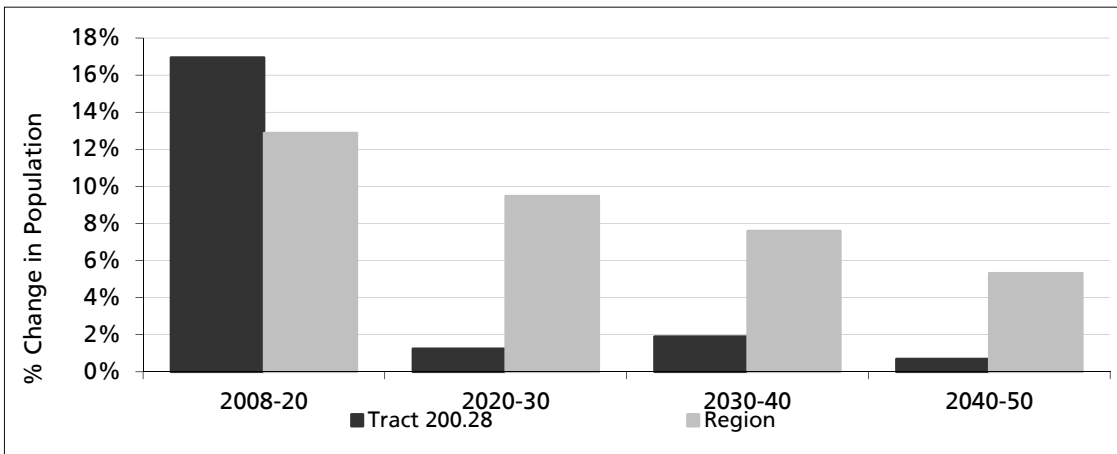
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,059	4,747	4,806	4,897	4,931	872	21%
Under 5	554	586	569	513	503	-51	-9%
5 to 9	404	520	406	408	397	-7	-2%
10 to 14	366	498	431	501	506	140	38%
15 to 17	238	235	276	229	253	15	6%
18 to 19	130	122	159	152	141	11	8%
20 to 24	299	225	299	305	335	36	12%
25 to 29	405	448	432	491	465	60	15%
30 to 34	540	519	474	542	518	-22	-4%
35 to 39	441	514	521	477	514	73	17%
40 to 44	234	361	347	306	410	176	75%
45 to 49	216	297	299	316	275	59	27%
50 to 54	113	169	210	235	184	71	63%
55 to 59	51	127	163	136	176	125	245%
60 to 61	13	11	16	56	38	25	192%
62 to 64	12	30	47	48	65	53	442%
65 to 69	10	19	46	44	38	28	280%
70 to 74	10	35	48	47	20	10	100%
75 to 79	3	8	19	18	12	9	300%
80 to 84	0	4	21	29	19	19	0%
85 and over	20	19	23	44	62	42	210%
Median Age	25.5	27.1	28.0	28.5	28.6	3.1	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,059	4,747	4,806	4,897	4,931	872	21%
Hispanic	3,244	3,919	4,036	4,200	4,300	1,056	33%
Non-Hispanic	815	828	770	697	631	-184	-23%
White	575	510	417	343	276	-299	-52%
Black	70	115	133	132	135	65	93%
American Indian	7	27	7	14	12	5	71%
Asian	105	119	155	148	149	44	42%
Hawaiian / Pacific Islander	0	0	0	0	0	0	0%
Other	0	0	0	0	0	0	0%
Two or More Races	58	57	58	60	59	1	2%

GROWTH TRENDS IN TOTAL POPULATION



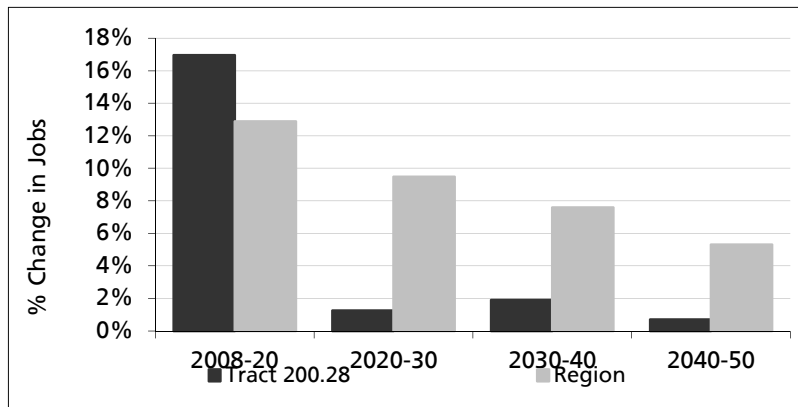
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	748	755	755	799	840	92	12%
Civilian Jobs	748	755	755	799	840	92	12%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	132	132	132	132	132	0	0%
Developed Acres	128	128	128	128	130	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	3	3	3	0	0%
Multiple Family	63	60	60	60	60	-3	-6%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	4	4	4	4	4	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	15	15	15	17	1	8%
Office	1	1	1	1	1	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	26	26	26	26	26	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	5	0	4%
Vacant Developable Acres	3	3	3	3	2	-1	-43%
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	1	1	1	1	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	2	2	2	2	2	0	0%
Parks and Other	0	0	0	0	0	0	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	24.2	23.1	23.1	24.5	24.9	0.6	2%
Residential Density⁴	18.7	20.8	20.8	20.8	20.8	2.1	11%

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).