2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.28

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,325**	**7,813**	**7,824**	**7,854**	**7,836**	**3,511**	**81%**
Household Population	4,325	7,813	7,824	7,854	7,836	3,511	81%
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	**1,515**	**2,805**	**2,805**	**2,805**	**2,805**	**1,290**	**85%**
Single Family	1,407	2,697	2,697	2,697	2,697	1,290	92%
Multiple Family	108	108	108	108	108	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,456**	**2,724**	**2,734**	**2,737**	**2,737**	**1,281**	**88%**
Single Family	1,348	2,618	2,627	2,630	2,630	1,282	95%
Multiple Family	108	106	107	107	107	-1	-1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.9%**	**2.9%**	**2.5%**	**2.4%**	**2.4%**	**-1.5**	**-38%**
Single Family	4.2%	2.9%	2.6%	2.5%	2.5%	-1.7	-40%
Multiple Family	0.0%	1.9%	0.9%	0.9%	0.9%	0.9	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.97**	**2.87**	**2.86**	**2.87**	**2.86**	**-0.11**	**-4%**

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	63	235	184	166	153	90	143%
$15,000-$29,999	36	267	230	215	202	166	461%
$30,000-$44,999	69	259	235	224	217	148	214%
$45,000-$59,999	49	267	257	251	245	196	400%
$60,000-$74,999	89	202	201	201	200	111	125%
$75,000-$99,999	116	284	285	285	285	169	146%
$100,000-$124,999	75	167	170	172	172	97	129%
$125,000-$149,999	44	137	150	154	154	110	250%
$150,000-$199,999	184	241	263	268	273	89	48%
$200,000 or more	731	665	759	801	836	105	14%
Total Households	1,456	2,724	2,734	2,737	2,737	1,281	88%
Median Household Income							
Adjusted for inflation ($1999)	$200,616	$86,620	$97,807	$103,852	$109,666	($90,950)	-45%

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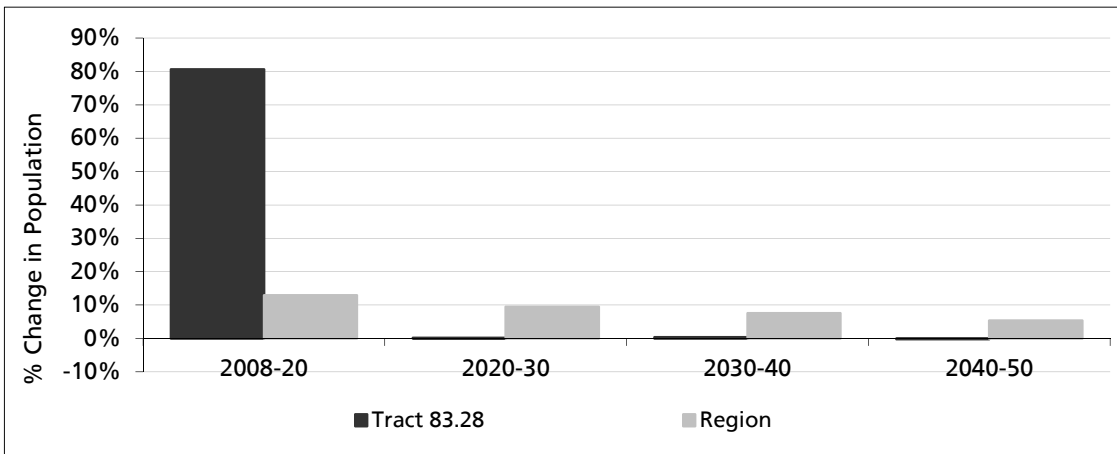
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,325**	**7,813**	**7,824**	**7,854**	**7,836**	**3,511**	**81%**
Under 5	283	493	512	518	505	222	78%
5 to 9	276	509	521	546	567	291	105%
10 to 14	383	673	649	678	666	283	74%
15 to 17	262	399	377	394	366	104	40%
18 to 19	167	252	230	231	218	51	31%
20 to 24	404	657	708	675	681	277	69%
25 to 29	239	493	489	469	477	238	100%
30 to 34	176	321	288	314	306	130	74%
35 to 39	138	209	219	232	237	99	72%
40 to 44	159	208	224	217	235	76	48%
45 to 49	366	503	431	530	535	169	46%
50 to 54	413	603	519	576	552	139	34%
55 to 59	352	679	551	478	568	216	61%
60 to 61	110	233	200	164	206	96	87%
62 to 64	123	334	301	264	279	156	127%
65 to 69	173	526	578	467	386	213	123%
70 to 74	135	397	517	459	427	292	216%
75 to 79	67	142	236	261	236	169	252%
80 to 84	64	111	188	240	214	150	234%
85 and over	35	71	86	141	175	140	400%
Median Age	34.2	37.6	38.2	37.2	37.8	3.6	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,325**	**7,813**	**7,824**	**7,854**	**7,836**	**3,511**	**81%**
Hispanic	271	592	650	734	823	552	204%
Non-Hispanic	4,054	7,221	7,174	7,120	7,013	2,959	73%
White	3,097	5,146	4,988	4,672	4,297	1,200	39%
Black	27	55	57	59	61	34	126%
American Indian	9	48	67	75	77	68	756%
Asian	789	1,643	1,669	1,842	2,031	1,242	157%
Hawaiian / Pacific Islander	14	50	68	83	94	80	571%
Other	11	41	46	54	60	49	445%
Two or More Races	107	238	279	335	393	286	267%

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	**173**	**173**	**173**	**225**	**280**	**107**	**62%**
Civilian Jobs	173	173	173	225	280	107	62%
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	**1,691**	**1,691**	**1,691**	**1,691**	**1,691**	**0**	**0%**
Developed Acres	**1,323**	**1,674**	**1,674**	**1,679**	**1,690**	**368**	**28%**
Low Density Single Family	21	21	21	21	21	0	0%
Single Family	397	748	748	748	748	351	89%
Multiple Family	6	6	6	6	6	0	0%
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	5	5	5	5	5	0	0%
Commercial/Services	9	9	9	9	9	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	6	12	12	--
Roads and Freeways	113	113	113	113	113	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	772	772	772	772	777	5	1%
Vacant Developable Acres	**368**	**17**	**17**	**12**	**1**	**-368**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	351	0	0	0	0	-351	-100%
Multiple Family	0	0	0	0	0	0	0%
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	12	12	12	6	0	-12	-100%
Parks and Other	5	5	5	5	0	-5	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**12.4**	**12.4**	**12.4**	**11.4**	**10.9**	**-1.5**	**-12%**
Residential Density[4]	**3.6**	**3.6**	**3.6**	**3.6**	**3.6**	**0.0**	**1%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 83.28 ▇ Region
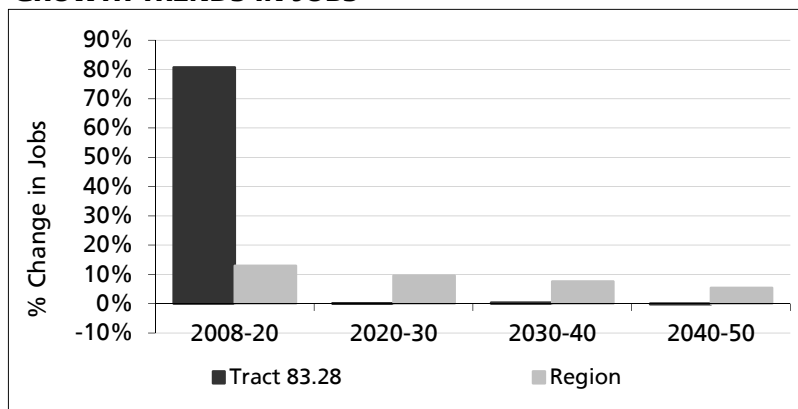
Notes:

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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