

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 28.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,828	7,981	7,989	7,985	9,192	3,364	58%
Household Population	5,658	7,785	7,738	7,658	8,808	3,150	56%
Group Quarters Population	170	196	251	327	384	214	126%
Civilian	170	196	251	327	384	214	126%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,602	3,538	3,538	3,533	4,053	1,451	56%
Single Family	1,168	1,171	1,171	1,171	954	-214	-18%
Multiple Family	1,434	2,367	2,367	2,362	3,099	1,665	116%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,490	3,423	3,425	3,419	3,920	1,430	57%
Single Family	1,104	1,118	1,124	1,124	914	-190	-17%
Multiple Family	1,386	2,305	2,301	2,295	3,006	1,620	117%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.3%	3.3%	3.2%	3.2%	3.3%	-1.0	-23%
Single Family	5.5%	4.5%	4.0%	4.0%	4.2%	-1.3	-24%
Multiple Family	3.3%	2.6%	2.8%	2.8%	3.0%	-0.3	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.27	2.27	2.26	2.24	2.25	-0.02	-1%

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	620	653	619	596	570	-50	-8%
\$15,000-\$29,999	521	606	594	591	575	54	10%
\$30,000-\$44,999	455	534	539	540	554	99	22%
\$45,000-\$59,999	310	479	493	495	533	223	72%
\$60,000-\$74,999	212	334	342	349	392	180	85%
\$75,000-\$99,999	198	384	393	392	472	274	138%
\$100,000-\$124,999	88	189	192	193	271	183	208%
\$125,000-\$149,999	38	99	99	103	166	128	337%
\$150,000-\$199,999	38	111	112	115	197	159	418%
\$200,000 or more	10	34	42	45	190	180	1800%
Total Households	2,490	3,423	3,425	3,419	3,920	1,430	57%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,429	\$42,711	\$43,901	\$44,514	\$52,345	\$18,916	57%

***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.

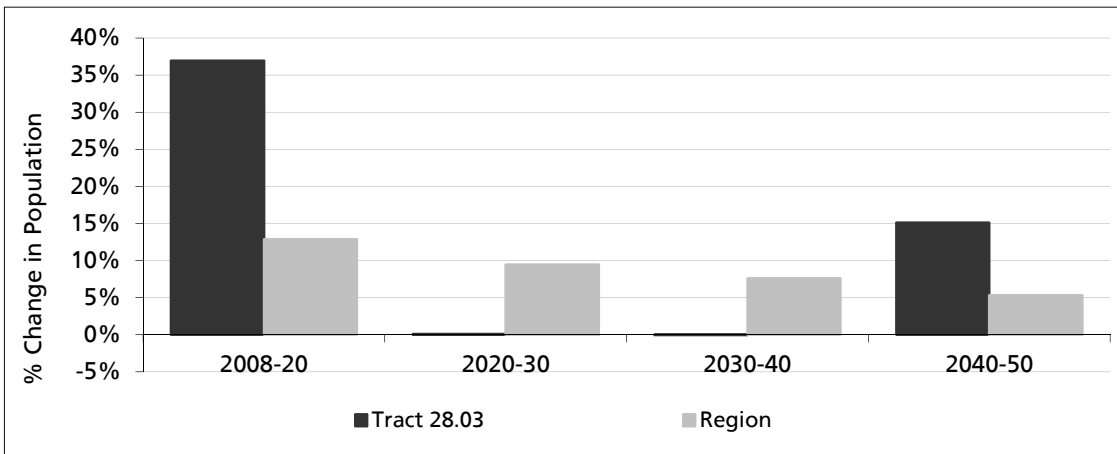
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,828	7,981	7,989	7,985	9,192	3,364	58%
Under 5	340	437	430	419	454	114	34%
5 to 9	384	552	519	497	564	180	47%
10 to 14	297	453	448	434	505	208	70%
15 to 17	159	211	230	217	256	97	61%
18 to 19	98	120	136	126	144	46	47%
20 to 24	209	261	318	302	344	135	65%
25 to 29	489	694	604	587	642	153	31%
30 to 34	735	941	786	837	904	169	23%
35 to 39	590	674	728	671	778	188	32%
40 to 44	472	554	560	494	632	160	34%
45 to 49	356	411	363	400	454	98	28%
50 to 54	356	468	478	488	503	147	41%
55 to 59	291	464	434	404	513	222	76%
60 to 61	91	163	158	157	196	105	115%
62 to 64	129	290	303	304	323	194	150%
65 to 69	161	347	393	389	420	259	161%
70 to 74	163	321	400	416	494	331	203%
75 to 79	153	208	287	319	360	207	135%
80 to 84	170	189	240	319	408	238	140%
85 and over	185	223	174	205	298	113	61%
Median Age	36.7	37.4	38.6	39.3	40.0	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,828	7,981	7,989	7,985	9,192	3,364	58%
Hispanic	1,435	2,949	3,961	4,762	5,805	4,370	305%
Non-Hispanic	4,393	5,032	4,028	3,223	3,387	-1,006	-23%
White	2,585	2,175	855	0	0	-2,585	-100%
Black	618	917	951	902	874	256	41%
American Indian	27	41	42	40	36	9	33%
Asian	867	1,438	1,656	1,726	1,879	1,012	117%
Hawaiian / Pacific Islander	9	19	25	28	31	22	244%
Other	17	26	28	29	34	17	100%
Two or More Races	270	416	471	498	533	263	97%

GROWTH TRENDS IN TOTAL POPULATION



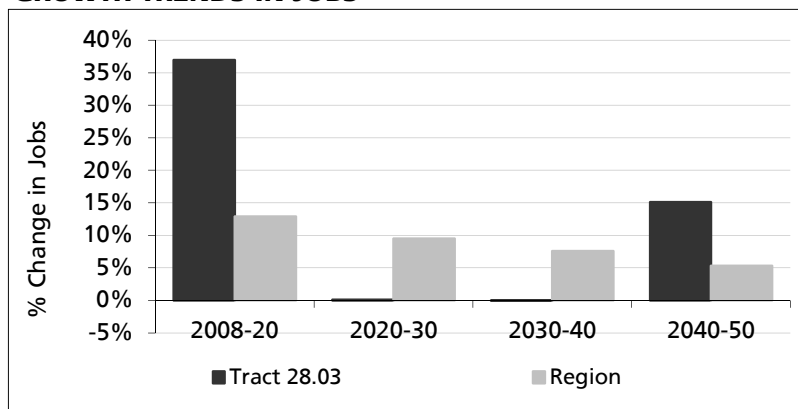
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	364	526	526	602	700	336	92%
Civilian Jobs	364	526	526	602	700	336	92%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	274	274	274	274	274	0	0%
Developed Acres	273	274	274	274	274	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	156	156	156	156	138	-18	-11%
Multiple Family	36	35	35	35	51	16	44%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	1	1	1	1	-2	-72%
Mixed Use	0	6	6	9	13	13	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	8	5	5	2	0	-8	-96%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	69	69	69	69	69	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
Vacant Developable Acres	1	0	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
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 Density³	45.2	64.9	64.9	91.9	105.7	60.5	134%
Residential Density⁴	13.4	18.1	18.1	18.0	20.6	7.2	54%

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).