

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 28.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,036	9,695	11,983	12,816	12,972	5,936	84%
Household Population	3,196	4,240	6,492	7,278	7,409	4,213	132%
Group Quarters Population	3,840	5,455	5,491	5,538	5,563	1,723	45%
Civilian	3,840	5,455	5,491	5,538	5,563	1,723	45%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,237	1,582	2,460	2,826	2,862	1,625	131%
Single Family	493	498	480	480	480	-13	-3%
Multiple Family	744	1,084	1,980	2,346	2,382	1,638	220%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,179	1,532	2,407	2,770	2,806	1,627	138%
Single Family	463	469	458	459	459	-4	-1%
Multiple Family	716	1,063	1,949	2,311	2,347	1,631	228%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.7%	3.2%	2.2%	2.0%	2.0%	-2.7	-57%
Single Family	6.1%	5.8%	4.6%	4.4%	4.4%	-1.7	-28%
Multiple Family	3.8%	1.9%	1.6%	1.5%	1.5%	-2.3	-61%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.71	2.77	2.70	2.63	2.64	-0.07	-3%

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	362	384	450	469	471	109	30%
\$15,000-\$29,999	227	254	332	352	352	125	55%
\$30,000-\$44,999	124	160	270	300	302	178	144%
\$45,000-\$59,999	43	104	176	210	213	170	395%
\$60,000-\$74,999	113	145	256	294	296	183	162%
\$75,000-\$99,999	96	180	342	406	413	317	330%
\$100,000-\$124,999	47	109	197	243	248	201	428%
\$125,000-\$149,999	38	62	136	175	180	142	374%
\$150,000-\$199,999	42	71	134	171	175	133	317%
\$200,000 or more	87	63	114	150	156	69	79%
Total Households	1,179	1,532	2,407	2,770	2,806	1,627	138%
Median Household Income							
Adjusted for inflation (\$1999)	\$30,060	\$42,000	\$57,912	\$62,755	\$63,294	\$33,234	111%

***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.

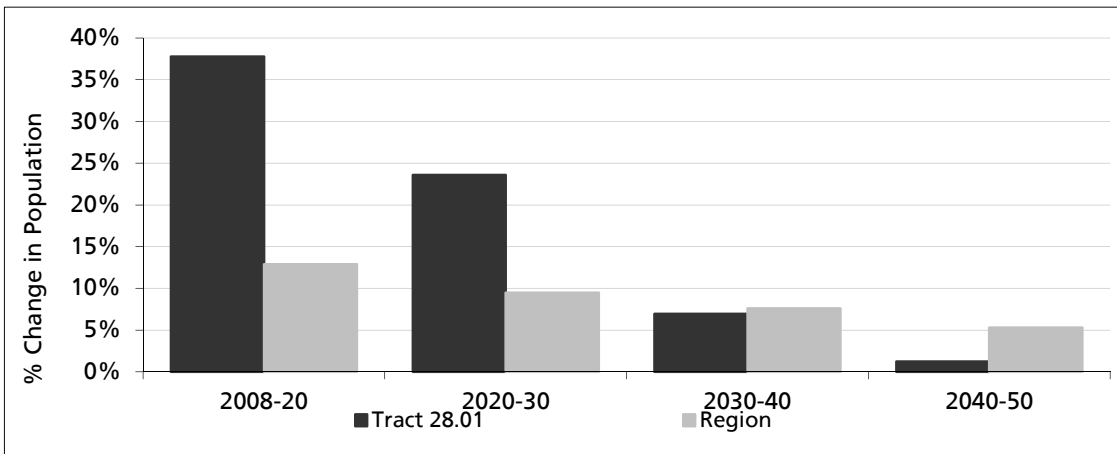
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,036	9,695	11,983	12,816	12,972	5,936	84%
Under 5	88	190	274	323	333	245	278%
5 to 9	80	123	156	171	177	97	121%
10 to 14	95	95	95	95	95	0	0%
15 to 17	60	90	114	122	122	62	103%
18 to 19	2,145	3,015	3,750	4,015	4,055	1,910	89%
20 to 24	2,583	3,541	4,385	4,683	4,745	2,162	84%
25 to 29	264	330	368	380	383	119	45%
30 to 34	170	195	228	240	241	71	42%
35 to 39	174	272	369	397	400	226	130%
40 to 44	157	197	242	257	258	101	64%
45 to 49	144	170	192	198	198	54	38%
50 to 54	179	241	295	307	309	130	73%
55 to 59	160	206	242	252	253	93	58%
60 to 61	57	57	57	57	58	1	2%
62 to 64	63	116	161	182	188	125	198%
65 to 69	131	157	180	201	207	76	58%
70 to 74	187	286	363	385	387	200	107%
75 to 79	175	268	351	385	395	220	126%
80 to 84	72	94	109	114	116	44	61%
85 and over	52	52	52	52	52	0	0%
Median Age	22.0	21.9	21.8	21.8	21.8	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,036	9,695	11,983	12,816	12,972	5,936	84%
Hispanic	1,040	1,417	1,746	1,854	1,870	830	80%
Non-Hispanic	5,996	8,278	10,237	10,962	11,102	5,106	85%
White	4,973	6,885	8,528	9,120	9,233	4,260	86%
Black	301	408	497	532	537	236	78%
American Indian	29	59	90	104	109	80	276%
Asian	480	624	755	796	803	323	67%
Hawaiian / Pacific Islander	26	51	67	75	77	51	196%
Other	40	40	40	40	40	0	0%
Two or More Races	147	211	260	295	303	156	106%

GROWTH TRENDS IN TOTAL POPULATION



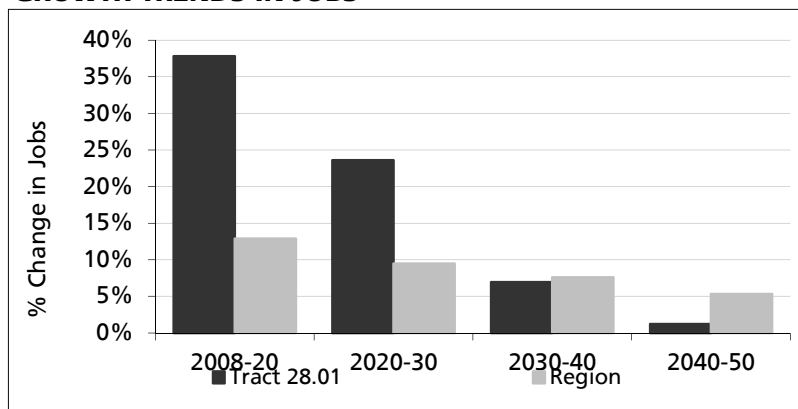
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	9,599	9,976	10,601	10,773	10,773	1,174	12%
Civilian Jobs	9,599	9,976	10,601	10,773	10,773	1,174	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	717	717	717	717	717	0	0%
Developed Acres	703	707	708	708	708	4	1%
Low Density Single Family	0	3	3	3	3	3	--
Single Family	301	300	298	298	298	-3	-1%
Multiple Family	23	23	25	25	25	2	9%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	8	7	7	7	7	0	-5%
Mixed Use	0	3	6	6	6	6	--
Industrial	10	10	10	10	10	0	-2%
Commercial/Services	4	3	2	1	1	-3	-66%
Office	0	0	0	0	0	0	0%
Schools	157	157	157	157	157	0	0%
Roads and Freeways	131	131	130	130	130	-1	-1%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	70	70	70	70	70	0	0%
Vacant Developable Acres	13	10	9	9	9	-4	-31%
Low Density Single Family	4	1	1	1	1	-3	-67%
Single Family	8	8	8	8	8	0	-3%
Multiple Family	1	0	0	0	0	-1	-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%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	55.9	58.1	61.6	62.7	62.7	6.7	12%
Residential Density⁴	3.7	4.7	7.3	8.4	8.5	4.8	128%

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).