

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 100.15**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,065</b>	<b>16,292</b>	<b>26,660</b>	<b>35,883</b>	<b>46,531</b>	<b>44,466</b>	<b>2153%</b>
Household Population	2,065	16,292	26,660	35,883	46,531	44,466	2153%
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%
<b>Total Housing Units</b>	<b>610</b>	<b>4,860</b>	<b>7,940</b>	<b>10,750</b>	<b>13,933</b>	<b>13,323</b>	<b>2184%</b>
Single Family	528	2,351	3,127	3,127	3,191	2,663	504%
Multiple Family	82	2,509	4,813	7,623	10,742	10,660	13000%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>592</b>	<b>4,676</b>	<b>7,723</b>	<b>10,481</b>	<b>13,624</b>	<b>13,032</b>	<b>2201%</b>
Single Family	512	2,269	3,034	3,034	3,105	2,593	506%
Multiple Family	80	2,407	4,689	7,447	10,519	10,439	13049%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.0%</b>	<b>3.8%</b>	<b>2.7%</b>	<b>2.5%</b>	<b>2.2%</b>	<b>-0.8</b>	<b>-27%</b>
Single Family	3.0%	3.5%	3.0%	3.0%	2.7%	-0.3	-10%
Multiple Family	2.4%	4.1%	2.6%	2.3%	2.1%	-0.3	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.49</b>	<b>3.48</b>	<b>3.45</b>	<b>3.42</b>	<b>3.42</b>	<b>-0.07</b>	<b>-2%</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	119	122	103	79	68	-51	-43%
\$15,000-\$29,999	209	379	346	296	262	53	25%
\$30,000-\$44,999	127	990	1,077	1,022	978	851	670%
\$45,000-\$59,999	60	1,203	1,576	1,707	1,813	1,753	2922%
\$60,000-\$74,999	45	966	1,575	1,996	2,363	2,318	5151%
\$75,000-\$99,999	4	830	1,848	2,791	3,740	3,736	93400%
\$100,000-\$124,999	22	156	770	1,512	2,385	2,363	10741%
\$125,000-\$149,999	6	29	303	706	1,236	1,230	20500%
\$150,000-\$199,999	0	1	116	339	698	698	0%
\$200,000 or more	0	0	9	33	81	81	0%
Total Households	592	4,676	7,723	10,481	13,624	13,032	2201%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$27,703	\$55,561	\$67,233	\$76,259	\$83,877	\$56,174	203%

**\*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.

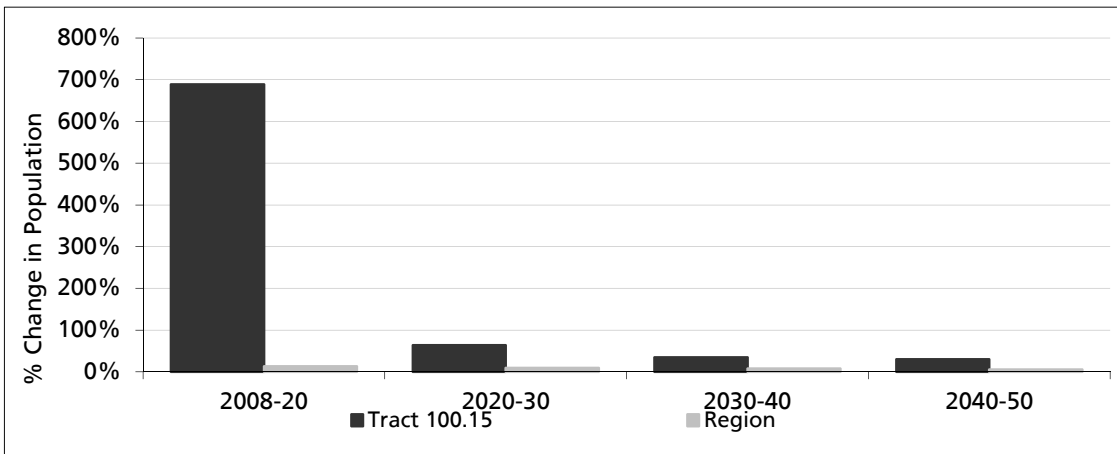
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,065</b>	<b>16,292</b>	<b>26,660</b>	<b>35,883</b>	<b>46,531</b>	<b>44,466</b>	<b>2153%</b>
Under 5	188	1,355	1,946	2,397	2,785	2,597	1381%
5 to 9	177	1,609	2,135	2,633	3,130	2,953	1668%
10 to 14	184	1,554	2,089	2,462	3,023	2,839	1543%
15 to 17	121	839	1,255	1,421	1,794	1,673	1383%
18 to 19	71	431	764	848	1,066	995	1401%
20 to 24	229	1,337	2,608	3,018	3,638	3,409	1489%
25 to 29	163	1,097	1,576	2,160	2,544	2,381	1461%
30 to 34	112	699	871	1,394	1,677	1,565	1397%
35 to 39	77	457	716	880	1,223	1,146	1488%
40 to 44	104	747	1,061	1,138	1,884	1,780	1712%
45 to 49	126	1,065	1,431	1,919	2,389	2,263	1796%
50 to 54	69	670	1,129	1,377	1,517	1,448	2099%
55 to 59	62	738	1,351	1,639	2,251	2,189	3531%
60 to 61	24	304	567	768	1,007	983	4096%
62 to 64	37	481	911	1,353	1,600	1,563	4224%
65 to 69	106	1,128	2,376	3,521	4,149	4,043	3814%
70 to 74	75	707	1,636	2,612	3,687	3,612	4816%
75 to 79	66	487	1,145	2,166	3,297	3,231	4895%
80 to 84	43	294	621	1,281	2,103	2,060	4791%
85 and over	31	293	472	896	1,767	1,736	5600%
Median Age	26.9	29.7	35.6	43.2	46.0	19.1	71%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,065</b>	<b>16,292</b>	<b>26,660</b>	<b>35,883</b>	<b>46,531</b>	<b>44,466</b>	<b>2153%</b>
Hispanic	2,043	16,177	26,535	35,766	46,420	44,377	2172%
Non-Hispanic	22	115	125	117	111	89	405%
White	0	0	0	0	0	0	0%
Black	4	36	54	61	67	63	1575%
American Indian	9	37	26	13	4	-5	-56%
Asian	1	7	10	12	14	13	1300%
Hawaiian / Pacific Islander	4	21	21	17	11	7	175%
Other	3	7	4	2	0	-3	-100%
Two or More Races	1	7	10	12	15	14	1400%

## GROWTH TRENDS IN TOTAL POPULATION



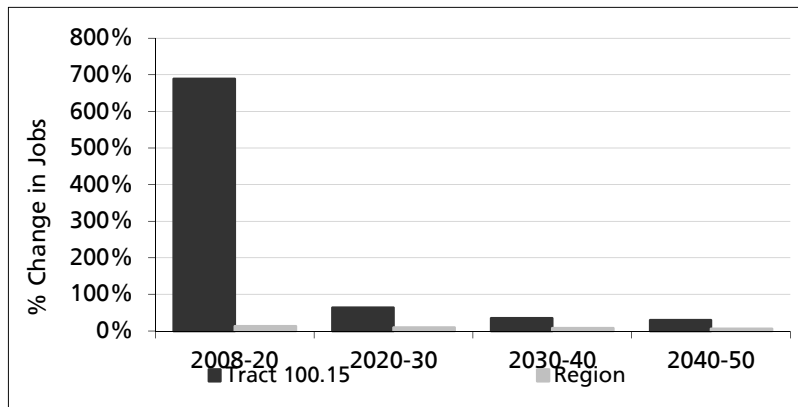
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>16,268</b>	<b>18,705</b>	<b>24,282</b>	<b>32,459</b>	<b>42,814</b>	<b>26,546</b>	<b>163%</b>
Civilian Jobs	16,268	18,705	24,282	32,459	42,814	26,546	163%
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>9,785</b>	<b>9,785</b>	<b>9,785</b>	<b>9,785</b>	<b>9,785</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,494</b>	<b>6,921</b>	<b>7,417</b>	<b>7,656</b>	<b>7,824</b>	<b>1,331</b>	<b>20%</b>
Low Density Single Family	13	61	335	374	374	361	2868%
Single Family	66	314	330	329	330	264	400%
Multiple Family	3	68	133	178	214	211	7358%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	30	90	102	117	117	--
Industrial	1,349	1,347	1,390	1,509	1,837	488	36%
Commercial/Services	72	74	91	119	129	57	78%
Office	11	36	54	70	93	82	755%
Schools	125	125	132	144	162	37	30%
Roads and Freeways	639	655	655	655	655	16	2%
Agricultural and Extractive <sup>2</sup>	1,078	1,058	1,055	1,024	762	-316	-29%
Parks and Military Use	3,138	3,153	3,153	3,153	3,153	15	0%
<b>Vacant Developable Acres</b>	<b>3,177</b>	<b>2,750</b>	<b>2,254</b>	<b>2,014</b>	<b>1,846</b>	<b>-1,331</b>	<b>-42%</b>
Low Density Single Family	381	330	57	18	18	-363	-95%
Single Family	397	169	153	151	151	-246	-62%
Multiple Family	156	91	29	6	3	-153	-98%
Mixed Use	90	60	0	0	0	-90	-100%
Industrial	1,456	1,436	1,393	1,274	1,155	-301	-21%
Commercial/Services	94	93	75	48	41	-53	-56%
Office	145	128	110	94	71	-74	-51%
Schools	92	92	85	72	55	-37	-40%
Parks and Other	44	29	29	29	29	-15	-34%
Future Roads and Freeways	322	322	322	322	322	0	0%
<b>Constrained Acres</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>10.4</b>	<b>11.7</b>	<b>14.2</b>	<b>17.2</b>	<b>18.8</b>	<b>8.3</b>	<b>80%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.5</b>	<b>10.6</b>	<b>9.4</b>	<b>11.5</b>	<b>14.3</b>	<b>6.8</b>	<b>91%</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).