

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 155.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,810</b>	<b>3,200</b>	<b>3,593</b>	<b>3,657</b>	<b>3,696</b>	<b>886</b>	<b>32%</b>
Household Population	2,810	3,200	3,593	3,657	3,696	886	32%
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>997</b>	<b>1,114</b>	<b>1,234</b>	<b>1,235</b>	<b>1,235</b>	<b>238</b>	<b>24%</b>
Single Family	946	1,063	1,183	1,184	1,184	238	25%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	51	51	51	51	51	0	0%
<b>Occupied Housing Units</b>	<b>942</b>	<b>1,069</b>	<b>1,190</b>	<b>1,191</b>	<b>1,191</b>	<b>249</b>	<b>26%</b>
Single Family	898	1,023	1,143	1,144	1,144	246	27%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	44	46	47	47	47	3	7%
<b>Vacancy Rate</b>	<b>5.5%</b>	<b>4.0%</b>	<b>3.6%</b>	<b>3.6%</b>	<b>3.6%</b>	<b>-1.9</b>	<b>-35%</b>
Single Family	5.1%	3.8%	3.4%	3.4%	3.4%	-1.7	-33%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	13.7%	9.8%	7.8%	7.8%	0.0%	-13.7	-100%
<b>Persons per Household</b>	<b>2.98</b>	<b>2.99</b>	<b>3.02</b>	<b>3.07</b>	<b>3.10</b>	<b>0.12</b>	<b>4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

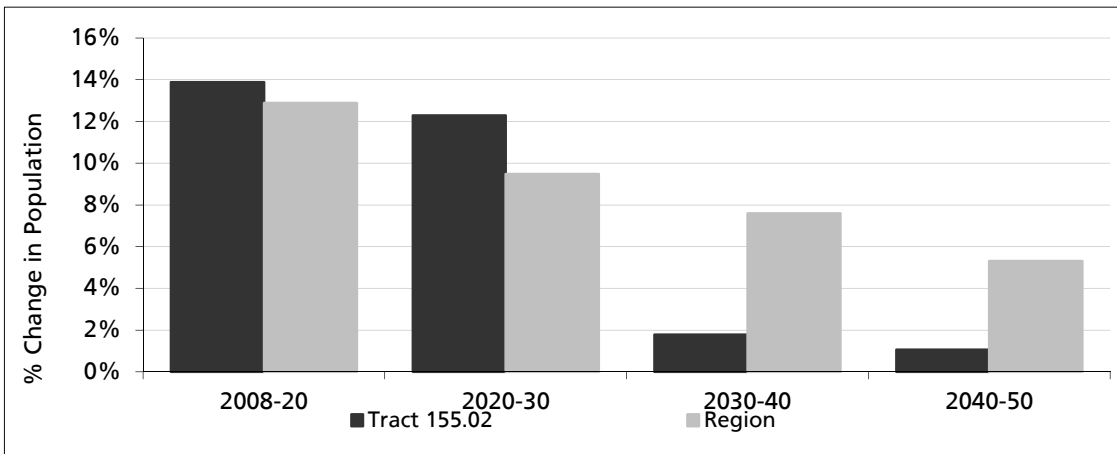
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,810</b>	<b>3,200</b>	<b>3,593</b>	<b>3,657</b>	<b>3,696</b>	<b>886</b>	<b>32%</b>
Under 5	143	156	179	179	175	32	22%
5 to 9	99	111	132	130	128	29	29%
10 to 14	167	190	202	207	205	38	23%
15 to 17	130	130	130	138	139	9	7%
18 to 19	119	114	109	110	108	-11	-9%
20 to 24	242	246	292	282	291	49	20%
25 to 29	183	236	258	243	254	71	39%
30 to 34	111	122	124	138	133	22	20%
35 to 39	116	98	130	126	116	0	0%
40 to 44	181	162	198	189	207	26	14%
45 to 49	270	234	216	266	275	5	2%
50 to 54	271	256	241	272	270	-1	0%
55 to 59	230	285	257	216	273	43	19%
60 to 61	84	113	110	93	114	30	36%
62 to 64	83	140	134	121	125	42	51%
65 to 69	132	252	318	289	261	129	98%
70 to 74	68	130	179	149	121	53	78%
75 to 79	78	106	191	223	194	116	149%
80 to 84	54	56	111	146	122	68	126%
85 and over	49	63	82	140	185	136	278%
Median Age	42.6	45.7	46.0	46.6	46.7	4.1	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,810</b>	<b>3,200</b>	<b>3,593</b>	<b>3,657</b>	<b>3,696</b>	<b>886</b>	<b>32%</b>
Hispanic	421	557	680	738	787	366	87%
Non-Hispanic	2,389	2,643	2,913	2,919	2,909	520	22%
White	2,136	2,369	2,618	2,620	2,609	473	22%
Black	80	99	112	119	121	41	51%
American Indian	83	62	45	31	23	-60	-72%
Asian	9	18	27	34	40	31	344%
Hawaiian / Pacific Islander	2	4	6	7	7	5	250%
Other	0	0	0	0	0	0	0%
Two or More Races	79	91	105	108	109	30	38%

## GROWTH TRENDS IN TOTAL POPULATION



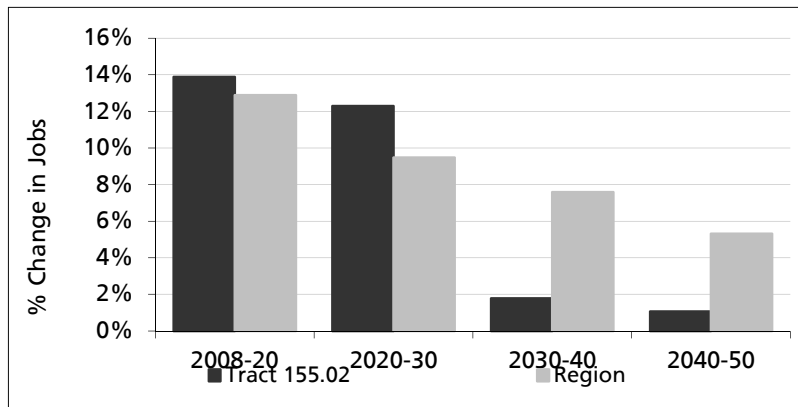
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,141</b>	<b>3,144</b>	<b>3,195</b>	<b>3,231</b>	<b>3,245</b>	<b>104</b>	<b>3%</b>
Civilian Jobs	3,141	3,144	3,195	3,231	3,245	104	3%
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>6,323</b>	<b>6,323</b>	<b>6,323</b>	<b>6,323</b>	<b>6,323</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,927</b>	<b>3,717</b>	<b>5,282</b>	<b>5,287</b>	<b>5,287</b>	<b>2,360</b>	<b>81%</b>
Low Density Single Family	1,578	2,379	3,973	3,973	3,973	2,395	152%
Single Family	274	274	274	277	277	3	1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	27	27	27	27	27	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	10	10	10	10	10	0	0%
Commercial/Services	73	74	76	78	79	6	8%
Office	0	0	0	0	0	0	0%
Schools	26	26	26	26	26	0	0%
Roads and Freeways	189	189	189	189	189	0	0%
Agricultural and Extractive <sup>2</sup>	44	31	0	0	0	-44	-100%
Parks and Military Use	706	706	706	706	706	0	0%
<b>Vacant Developable Acres</b>	<b>2,800</b>	<b>2,010</b>	<b>446</b>	<b>440</b>	<b>440</b>	<b>-2,360</b>	<b>-84%</b>
Low Density Single Family	2,764	1,975	412	412	412	-2,352	-85%
Single Family	29	29	29	26	26	-3	-12%
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	6	6	4	2	1	-5	-78%
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%
<b>Constrained Acres</b>	<b>596</b>	<b>596</b>	<b>596</b>	<b>596</b>	<b>596</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>28.7</b>	<b>28.7</b>	<b>28.5</b>	<b>28.3</b>	<b>28.2</b>	<b>-0.5</b>	<b>-2%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.5</b>	<b>0.4</b>	<b>0.3</b>	<b>0.3</b>	<b>0.3</b>	<b>-0.2</b>	<b>-46%</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).