

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 89.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,118</b>	<b>5,151</b>	<b>5,197</b>	<b>5,219</b>	<b>5,426</b>	<b>3,308</b>	<b>156%</b>
Household Population	2,111	5,137	5,169	5,179	5,375	3,264	155%
Group Quarters Population	7	14	28	40	51	44	629%
Civilian	7	14	28	40	51	44	629%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,583</b>	<b>3,238</b>	<b>3,265</b>	<b>3,286</b>	<b>3,314</b>	<b>1,731</b>	<b>109%</b>
Single Family	30	30	30	30	30	0	0%
Multiple Family	1,553	3,208	3,235	3,256	3,284	1,731	111%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,543</b>	<b>3,028</b>	<b>3,040</b>	<b>3,061</b>	<b>3,074</b>	<b>1,531</b>	<b>99%</b>
Single Family	29	28	28	28	28	-1	-3%
Multiple Family	1,514	3,000	3,012	3,033	3,046	1,532	101%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.5%</b>	<b>6.5%</b>	<b>6.9%</b>	<b>6.8%</b>	<b>7.2%</b>	<b>4.7</b>	<b>188%</b>
Single Family	3.3%	6.7%	6.7%	6.7%	6.7%	3.4	103%
Multiple Family	2.5%	6.5%	6.9%	6.8%	7.2%	4.7	188%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.37</b>	<b>1.70</b>	<b>1.70</b>	<b>1.69</b>	<b>1.75</b>	<b>0.38</b>	<b>28%</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	171	225	185	171	162	-9	-5%
\$15,000-\$29,999	334	441	374	354	341	7	2%
\$30,000-\$44,999	312	516	469	459	451	139	45%
\$45,000-\$59,999	261	424	412	412	409	148	57%
\$60,000-\$74,999	173	366	371	371	371	198	114%
\$75,000-\$99,999	163	463	480	484	484	321	197%
\$100,000-\$124,999	70	289	311	320	324	254	363%
\$125,000-\$149,999	32	151	187	203	213	181	566%
\$150,000-\$199,999	26	82	155	183	210	184	708%
\$200,000 or more	1	71	96	104	109	108	10800%
Total Households	1,543	3,028	3,040	3,061	3,074	1,531	99%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$42,813	\$56,745	\$63,235	\$65,438	\$67,035	\$24,222	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.

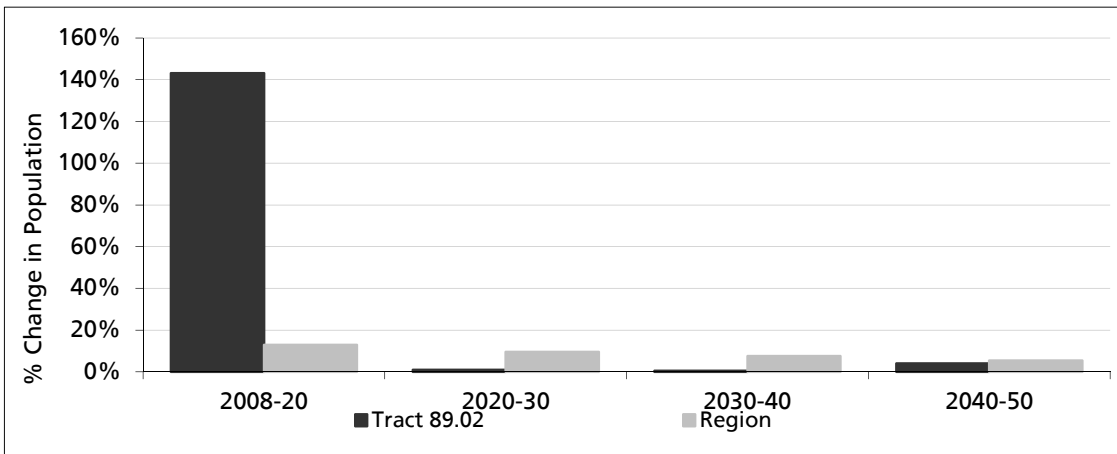
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,118</b>	<b>5,151</b>	<b>5,197</b>	<b>5,219</b>	<b>5,426</b>	<b>3,308</b>	<b>156%</b>
Under 5	84	174	158	144	144	60	71%
5 to 9	77	174	161	153	152	75	97%
10 to 14	63	152	138	133	135	72	114%
15 to 17	31	68	58	58	60	29	94%
18 to 19	13	23	18	18	18	5	38%
20 to 24	41	87	89	80	82	41	100%
25 to 29	68	180	164	143	157	89	131%
30 to 34	192	434	368	372	361	169	88%
35 to 39	203	363	388	367	360	157	77%
40 to 44	185	347	350	327	349	164	89%
45 to 49	173	325	257	287	285	112	65%
50 to 54	148	326	300	305	295	147	99%
55 to 59	153	430	375	322	400	247	161%
60 to 61	57	193	176	166	205	148	260%
62 to 64	88	315	271	252	268	180	205%
65 to 69	103	406	423	362	331	228	221%
70 to 74	112	402	499	475	490	378	338%
75 to 79	111	288	422	462	443	332	299%
80 to 84	106	216	326	405	393	287	271%
85 and over	110	248	256	388	498	388	353%
Median Age	47.9	53.8	57.0	58.5	58.9	11.0	23%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,118</b>	<b>5,151</b>	<b>5,197</b>	<b>5,219</b>	<b>5,426</b>	<b>3,308</b>	<b>156%</b>
Hispanic	416	1,290	1,478	1,679	1,944	1,528	367%
Non-Hispanic	1,702	3,861	3,719	3,540	3,482	1,780	105%
White	1,334	2,897	2,705	2,473	2,333	999	75%
Black	63	163	179	190	207	144	229%
American Indian	8	20	20	19	18	10	125%
Asian	206	556	573	600	647	441	214%
Hawaiian / Pacific Islander	7	17	18	20	20	13	186%
Other	9	22	22	23	23	14	156%
Two or More Races	75	186	202	215	234	159	212%

## GROWTH TRENDS IN TOTAL POPULATION



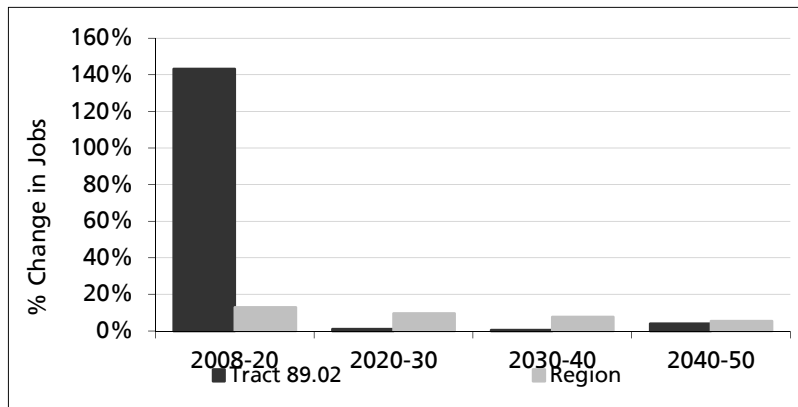
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>12,220</b>	<b>14,090</b>	<b>14,432</b>	<b>14,797</b>	<b>15,878</b>	<b>3,658</b>	<b>30%</b>
Civilian Jobs	12,220	14,090	14,432	14,797	15,878	3,658	30%
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>770</b>	<b>770</b>	<b>770</b>	<b>770</b>	<b>770</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>746</b>	<b>761</b>	<b>761</b>	<b>761</b>	<b>769</b>	<b>24</b>	<b>3%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	3	3	3	0	0%
Multiple Family	29	32	33	33	33	4	13%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	132	132	132	133	133	--
Industrial	6	6	6	6	6	0	0%
Commercial/Services	411	284	284	284	285	-127	-31%
Office	32	40	40	40	46	14	43%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	135	135	135	135	135	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	128	128	128	128	128	0	0%
<b>Vacant Developable Acres</b>	<b>24</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>-24</b>	<b>-98%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	4	1	0	0	0	-4	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	7	2	2	2	0	-6	-94%
Office	14	7	7	7	0	-14	-100%
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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>27.2</b>	<b>35.6</b>	<b>36.4</b>	<b>37.4</b>	<b>39.4</b>	<b>12.2</b>	<b>45%</b>
<b>Residential Density<sup>4</sup></b>	<b>49.2</b>	<b>32.0</b>	<b>32.1</b>	<b>32.2</b>	<b>32.3</b>	<b>-16.9</b>	<b>-34%</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).