

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 39.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,213</b>	<b>4,345</b>	<b>4,813</b>	<b>4,934</b>	<b>4,911</b>	<b>698</b>	<b>17%</b>
Household Population	4,213	4,345	4,813	4,934	4,911	698	17%
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>1,023</b>	<b>1,068</b>	<b>1,161</b>	<b>1,184</b>	<b>1,184</b>	<b>161</b>	<b>16%</b>
Single Family	826	810	770	775	775	-51	-6%
Multiple Family	197	258	391	409	409	212	108%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>939</b>	<b>979</b>	<b>1,076</b>	<b>1,102</b>	<b>1,102</b>	<b>163</b>	<b>17%</b>
Single Family	744	758	727	738	738	-6	-1%
Multiple Family	195	221	349	364	364	169	87%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.2%</b>	<b>8.3%</b>	<b>7.3%</b>	<b>6.9%</b>	<b>6.9%</b>	<b>-1.3</b>	<b>-16%</b>
Single Family	9.9%	6.4%	5.6%	4.8%	4.8%	-5.1	-52%
Multiple Family	1.0%	14.3%	10.7%	11.0%	11.0%	10.0	1000%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>4.49</b>	<b>4.44</b>	<b>4.47</b>	<b>4.48</b>	<b>4.46</b>	<b>-0.03</b>	<b>-1%</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.

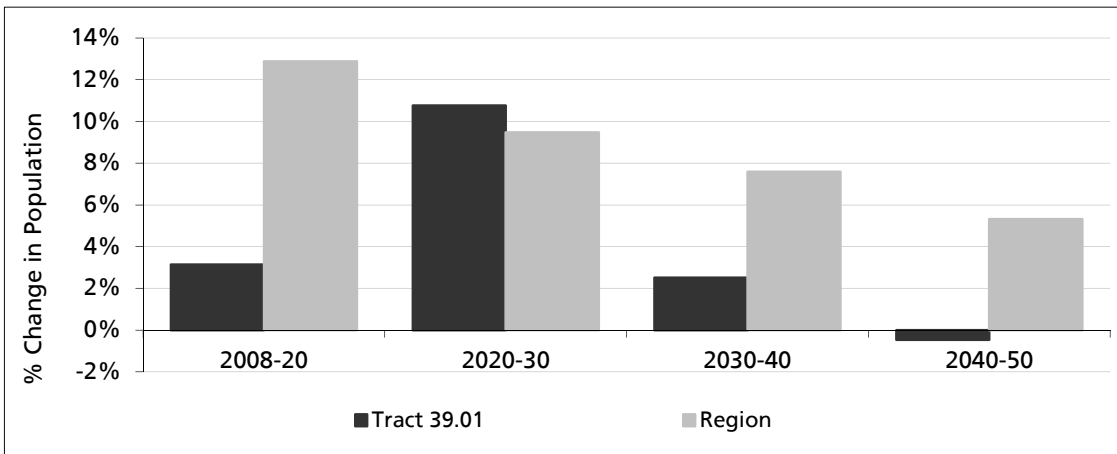
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,213</b>	<b>4,345</b>	<b>4,813</b>	<b>4,934</b>	<b>4,911</b>	<b>698</b>	<b>17%</b>
Under 5	409	391	418	422	393	-16	-4%
5 to 9	334	410	409	424	405	71	21%
10 to 14	399	455	467	462	457	58	15%
15 to 17	294	276	312	295	297	3	1%
18 to 19	185	157	204	192	193	8	4%
20 to 24	437	369	545	535	524	87	20%
25 to 29	435	437	447	499	473	38	9%
30 to 34	375	333	294	374	358	-17	-5%
35 to 39	358	322	362	339	356	-2	-1%
40 to 44	319	319	326	289	357	38	12%
45 to 49	234	249	242	277	265	31	13%
50 to 54	161	199	230	231	204	43	27%
55 to 59	136	203	243	235	266	130	96%
60 to 61	36	58	70	71	76	40	111%
62 to 64	39	70	94	110	109	70	179%
65 to 69	32	55	85	92	86	54	169%
70 to 74	21	30	45	48	47	26	124%
75 to 79	4	5	11	22	26	22	550%
80 to 84	2	4	6	12	12	10	500%
85 and over	3	3	3	5	7	4	133%
Median Age	25.6	26.3	25.6	26.4	27.0	1.4	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,213</b>	<b>4,345</b>	<b>4,813</b>	<b>4,934</b>	<b>4,911</b>	<b>698</b>	<b>17%</b>
Hispanic	3,571	3,795	4,273	4,465	4,501	930	26%
Non-Hispanic	642	550	540	469	410	-232	-36%
White	0	0	0	0	0	0	0%
Black	563	476	461	395	340	-223	-40%
American Indian	17	13	11	11	11	-6	-35%
Asian	0	0	0	0	0	0	0%
Hawaiian / Pacific Islander	17	19	21	17	15	-2	-12%
Other	1	1	0	0	0	-1	-100%
Two or More Races	44	41	47	46	44	0	0%

## GROWTH TRENDS IN TOTAL POPULATION



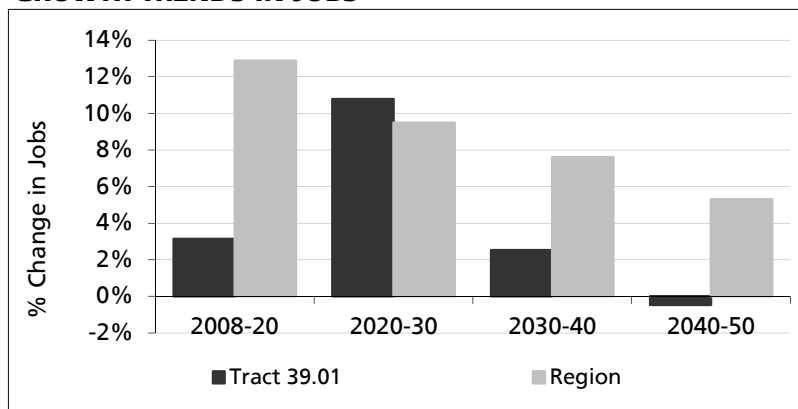
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>190</b>	<b>190</b>	<b>209</b>	<b>239</b>	<b>284</b>	<b>94</b>	<b>49%</b>
Civilian Jobs	190	190	209	239	284	94	49%
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>151</b>	<b>151</b>	<b>151</b>	<b>151</b>	<b>151</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>147</b>	<b>147</b>	<b>150</b>	<b>151</b>	<b>151</b>	<b>4</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	69	67	62	62	62	-6	-9%
Multiple Family	8	10	16	16	16	8	111%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	1	1	1	--
Industrial	6	6	7	8	8	1	20%
Commercial/Services	8	8	8	7	7	-1	-17%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	54	54	54	54	54	0	0%
Agricultural and Extractive <sup>2</sup>	3	3	3	3	3	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
<b>Vacant Developable Acres</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-4</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	2	2	0	0	0	-2	-98%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	0	0	-1	-100%
Commercial/Services	0	0	0	0	0	0	-100%
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>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>13.3</b>	<b>13.3</b>	<b>14.1</b>	<b>16.1</b>	<b>19.1</b>	<b>5.7</b>	<b>43%</b>
<b>Residential Density<sup>4</sup></b>	<b>13.4</b>	<b>14.0</b>	<b>14.8</b>	<b>15.0</b>	<b>15.0</b>	<b>1.5</b>	<b>11%</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).