

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 52.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,754</b>	<b>15,196</b>	<b>19,202</b>	<b>19,721</b>	<b>20,079</b>	<b>15,325</b>	<b>322%</b>
Household Population	4,208	14,607	18,515	18,924	19,197	14,989	356%
Group Quarters Population	546	589	687	797	882	336	62%
Civilian	546	589	687	797	882	336	62%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,933</b>	<b>9,482</b>	<b>11,757</b>	<b>11,773</b>	<b>11,773</b>	<b>8,840</b>	<b>301%</b>
Single Family	48	36	36	36	36	-12	-25%
Multiple Family	2,885	9,446	11,721	11,737	11,737	8,852	307%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,719</b>	<b>8,916</b>	<b>11,190</b>	<b>11,224</b>	<b>11,199</b>	<b>8,480</b>	<b>312%</b>
Single Family	48	34	35	36	36	-12	-25%
Multiple Family	2,671	8,882	11,155	11,188	11,163	8,492	318%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.3%</b>	<b>6.0%</b>	<b>4.8%</b>	<b>4.7%</b>	<b>4.9%</b>	<b>-2.4</b>	<b>-33%</b>
Single Family	0.0%	5.6%	2.8%	0.0%	0.0%	0.0	0%
Multiple Family	7.4%	6.0%	4.8%	4.7%	4.9%	-2.5	-34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.55</b>	<b>1.64</b>	<b>1.65</b>	<b>1.69</b>	<b>1.71</b>	<b>0.16</b>	<b>10%</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	803	1,551	1,735	1,735	1,576	773	96%
\$15,000-\$29,999	562	1,528	1,826	1,826	1,746	1,184	211%
\$30,000-\$44,999	447	1,231	1,477	1,484	1,452	1,005	225%
\$45,000-\$59,999	310	1,165	1,404	1,405	1,399	1,089	351%
\$60,000-\$74,999	189	671	886	891	892	703	372%
\$75,000-\$99,999	206	990	1,336	1,336	1,352	1,146	556%
\$100,000-\$124,999	97	639	835	839	854	757	780%
\$125,000-\$149,999	39	372	548	557	592	553	1418%
\$150,000-\$199,999	54	448	612	613	699	645	1194%
\$200,000 or more	12	321	531	538	637	625	5208%
Total Households	2,719	8,916	11,190	11,224	11,199	8,480	312%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$29,853	\$46,906	\$50,951	\$51,053	\$53,851	\$23,998	80%

**\*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.

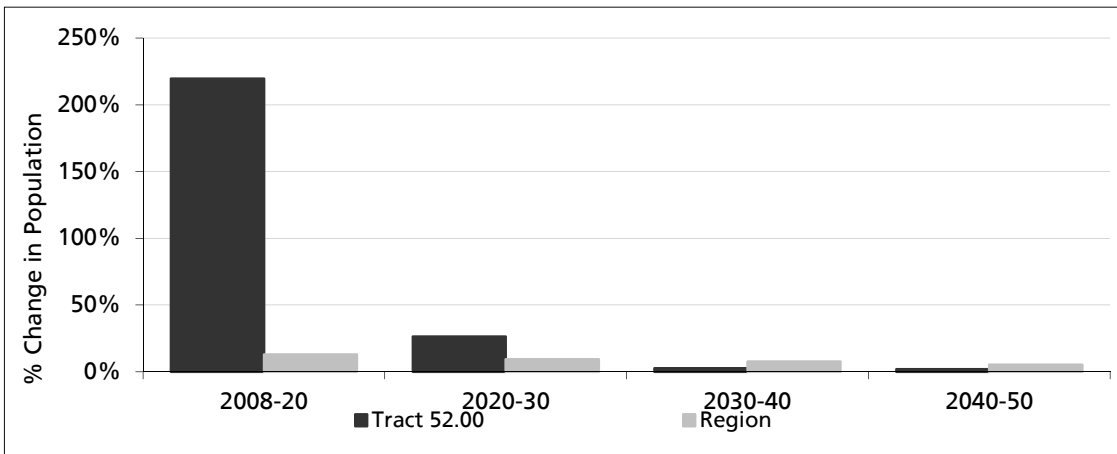
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,754</b>	<b>15,196</b>	<b>19,202</b>	<b>19,721</b>	<b>20,079</b>	<b>15,325</b>	<b>322%</b>
Under 5	191	535	650	607	568	377	197%
5 to 9	146	501	607	600	591	445	305%
10 to 14	149	506	600	585	592	443	297%
15 to 17	69	192	226	223	230	161	233%
18 to 19	48	127	141	138	137	89	185%
20 to 24	109	291	356	330	337	228	209%
25 to 29	247	863	1,014	1,031	1,024	777	315%
30 to 34	582	1,747	1,923	2,042	1,928	1,346	231%
35 to 39	532	1,301	1,838	1,709	1,581	1,049	197%
40 to 44	470	1,233	1,519	1,394	1,483	1,013	216%
45 to 49	495	1,254	1,250	1,460	1,407	912	184%
50 to 54	452	1,292	1,356	1,347	1,325	873	193%
55 to 59	367	1,419	1,569	1,378	1,652	1,285	350%
60 to 61	102	447	551	524	610	508	498%
62 to 64	128	656	815	807	803	675	527%
65 to 69	127	683	1,073	1,032	944	817	643%
70 to 74	182	922	1,530	1,482	1,445	1,263	694%
75 to 79	145	509	1,012	1,250	1,230	1,085	748%
80 to 84	100	329	641	922	1,023	923	923%
85 and over	113	389	531	860	1,169	1,056	935%
Median Age	43.2	46.2	47.9	49.1	50.6	7.4	17%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,754</b>	<b>15,196</b>	<b>19,202</b>	<b>19,721</b>	<b>20,079</b>	<b>15,325</b>	<b>322%</b>
Hispanic	1,296	5,046	6,965	7,960	8,859	7,563	584%
Non-Hispanic	3,458	10,150	12,237	11,761	11,220	7,762	224%
White	2,251	6,473	7,725	7,278	6,738	4,487	199%
Black	577	1,701	1,960	1,771	1,624	1,047	181%
American Indian	69	164	161	123	97	28	41%
Asian	292	1,015	1,348	1,488	1,633	1,341	459%
Hawaiian / Pacific Islander	7	26	33	35	35	28	400%
Other	36	74	80	82	84	48	133%
Two or More Races	226	697	930	984	1,009	783	346%

## GROWTH TRENDS IN TOTAL POPULATION



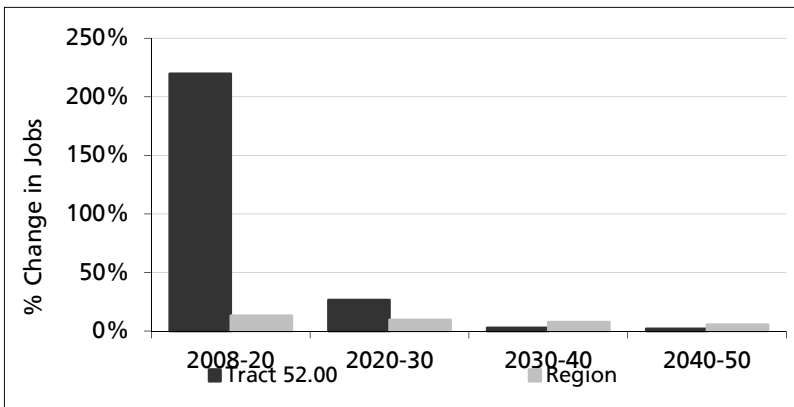
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>5,256</b>	<b>6,634</b>	<b>6,693</b>	<b>6,809</b>	<b>6,813</b>	<b>1,557</b>	<b>30%</b>
Civilian Jobs	5,256	6,634	6,693	6,809	6,813	1,557	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>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>168</b>	<b>177</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>13</b>	<b>8%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-62%
Multiple Family	16	25	33	33	33	17	111%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	1	1	1	1	-1	-57%
Mixed Use	0	18	23	23	23	23	--
Industrial	7	4	1	1	1	-5	-81%
Commercial/Services	31	15	9	9	9	-22	-72%
Office	3	3	3	3	3	0	-4%
Schools	28	30	30	30	30	1	5%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	0	2	2	2	2	1	597%
<b>Vacant Developable Acres</b>	<b>14</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-13</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	9	4	0	0	0	-9	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-69%
Parks and Other	1	0	0	0	0	-1	-100%
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>77.1</b>	<b>111.2</b>	<b>125.2</b>	<b>127.4</b>	<b>127.4</b>	<b>50.3</b>	<b>65%</b>
<b>Residential Density<sup>4</sup></b>	<b>153.8</b>	<b>267.6</b>	<b>256.3</b>	<b>256.6</b>	<b>256.6</b>	<b>102.9</b>	<b>67%</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).