

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 23.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,202</b>	<b>6,718</b>	<b>7,601</b>	<b>9,790</b>	<b>10,650</b>	<b>4,448</b>	<b>72%</b>
Household Population	6,188	6,699	7,578	9,751	10,601	4,413	71%
Group Quarters Population	14	19	23	39	49	35	250%
Civilian	14	19	23	39	49	35	250%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,161</b>	<b>2,247</b>	<b>2,458</b>	<b>3,124</b>	<b>3,428</b>	<b>1,267</b>	<b>59%</b>
Single Family	636	636	543	210	96	-540	-85%
Multiple Family	1,525	1,611	1,915	2,914	3,332	1,807	118%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,011</b>	<b>2,135</b>	<b>2,352</b>	<b>3,007</b>	<b>3,283</b>	<b>1,272</b>	<b>63%</b>
Single Family	565	597	508	183	70	-495	-88%
Multiple Family	1,446	1,538	1,844	2,824	3,213	1,767	122%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.9%</b>	<b>5.0%</b>	<b>4.3%</b>	<b>3.7%</b>	<b>4.2%</b>	<b>-2.7</b>	<b>-39%</b>
Single Family	11.2%	6.1%	6.4%	12.9%	27.1%	15.9	142%
Multiple Family	5.2%	4.5%	3.7%	3.1%	3.6%	-1.6	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.08</b>	<b>3.14</b>	<b>3.22</b>	<b>3.24</b>	<b>3.23</b>	<b>0.15</b>	<b>5%</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	661	579	502	443	428	-233	-35%
\$15,000-\$29,999	628	633	621	624	642	14	2%
\$30,000-\$44,999	327	361	416	490	510	183	56%
\$45,000-\$59,999	113	186	237	367	409	296	262%
\$60,000-\$74,999	120	197	273	407	452	332	277%
\$75,000-\$99,999	64	111	183	340	405	341	533%
\$100,000-\$124,999	12	36	64	170	220	208	1733%
\$125,000-\$149,999	1	5	22	60	75	74	7400%
\$150,000-\$199,999	35	22	26	75	93	58	166%
\$200,000 or more	50	5	8	31	49	-1	-2%
Total Households	2,011	2,135	2,352	3,007	3,283	1,272	63%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$23,229	\$26,576	\$31,911	\$43,362	\$47,256	\$24,027	103%

**\*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.

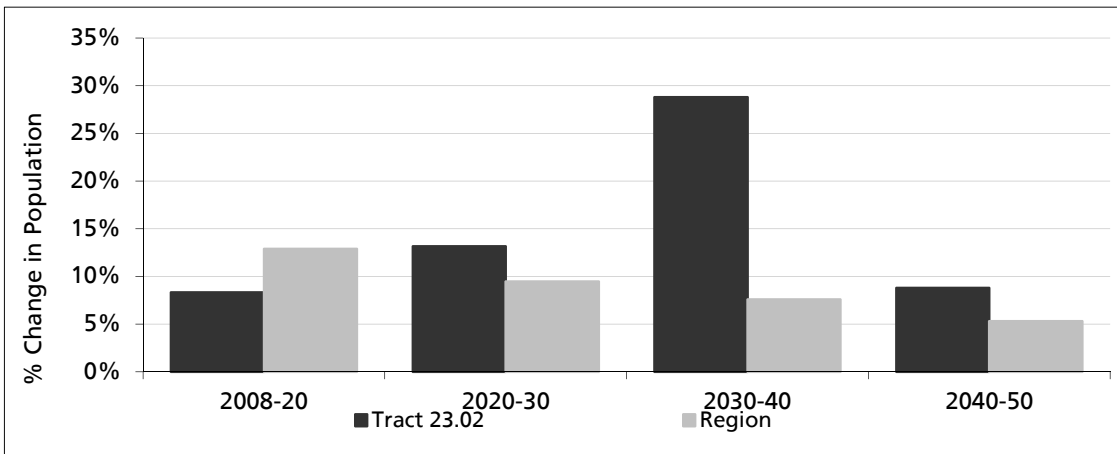
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,202</b>	<b>6,718</b>	<b>7,601</b>	<b>9,790</b>	<b>10,650</b>	<b>4,448</b>	<b>72%</b>
Under 5	649	651	720	942	970	321	49%
5 to 9	522	673	719	951	1,019	497	95%
10 to 14	572	702	759	961	1,064	492	86%
15 to 17	403	411	483	587	655	252	63%
18 to 19	226	203	273	330	368	142	63%
20 to 24	450	414	596	724	773	323	72%
25 to 29	573	599	649	865	867	294	51%
30 to 34	650	627	604	952	954	304	47%
35 to 39	639	616	733	917	1,066	427	67%
40 to 44	483	535	601	675	931	448	93%
45 to 49	303	347	370	515	552	249	82%
50 to 54	232	273	331	419	391	159	69%
55 to 59	202	262	293	349	399	197	98%
60 to 61	50	79	94	126	141	91	182%
62 to 64	55	93	106	146	152	97	176%
65 to 69	108	161	186	226	222	114	106%
70 to 74	34	37	45	58	71	37	109%
75 to 79	18	12	14	15	14	-4	-22%
80 to 84	15	13	17	24	28	13	87%
85 and over	18	10	8	8	13	-5	-28%
Median Age	27.4	27.5	26.9	27.3	27.7	0.3	1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,202</b>	<b>6,718</b>	<b>7,601</b>	<b>9,790</b>	<b>10,650</b>	<b>4,448</b>	<b>72%</b>
Hispanic	3,517	4,298	5,243	7,128	8,032	4,515	128%
Non-Hispanic	2,685	2,420	2,358	2,662	2,618	-67	-2%
White	342	172	60	0	0	-342	-100%
Black	585	519	491	526	473	-112	-19%
American Indian	19	19	19	21	19	0	0%
Asian	1,514	1,498	1,567	1,847	1,858	344	23%
Hawaiian / Pacific Islander	16	21	25	34	35	19	119%
Other	18	17	16	18	19	1	6%
Two or More Races	191	174	180	216	214	23	12%

## GROWTH TRENDS IN TOTAL POPULATION



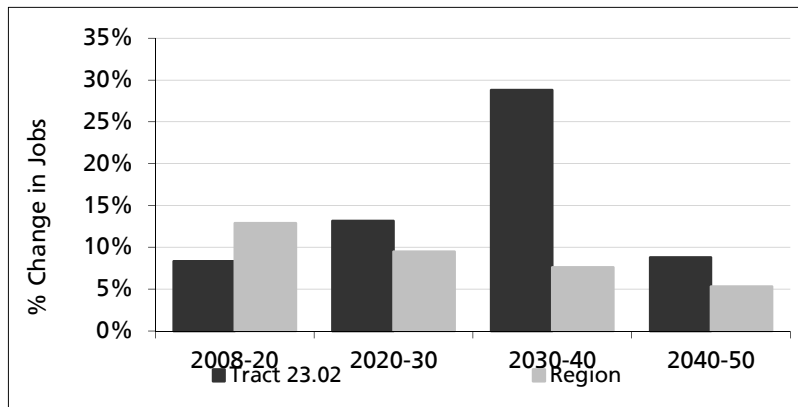
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>939</b>	<b>973</b>	<b>1,201</b>	<b>1,306</b>	<b>1,324</b>	<b>385</b>	<b>41%</b>
Civilian Jobs	939	973	1,201	1,306	1,324	385	41%
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>132</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	39	39	33	8	0	-39	-100%
Multiple Family	28	28	31	55	63	35	126%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	11	17	20	20	--
Industrial	1	1	0	0	0	-1	-100%
Commercial/Services	13	12	7	3	0	-13	-98%
Office	2	2	1	0	0	-2	-100%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	42	42	42	42	42	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	-100%
<b>Vacant Developable Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</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	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
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>41.3</b>	<b>44.4</b>	<b>57.5</b>	<b>69.2</b>	<b>76.9</b>	<b>35.5</b>	<b>86%</b>
<b>Residential Density<sup>4</sup></b>	<b>32.2</b>	<b>33.0</b>	<b>35.5</b>	<b>43.8</b>	<b>47.0</b>	<b>14.8</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).