

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 49.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,839</b>	<b>6,160</b>	<b>6,308</b>	<b>6,545</b>	<b>6,674</b>	<b>1,835</b>	<b>38%</b>
Household Population	4,808	6,114	6,220	6,420	6,527	1,719	36%
Group Quarters Population	31	46	88	125	147	116	374%
Civilian	31	46	88	125	147	116	374%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,362</b>	<b>1,629</b>	<b>1,636</b>	<b>1,690</b>	<b>1,726</b>	<b>364</b>	<b>27%</b>
Single Family	1,154	1,155	1,158	1,197	1,233	79	7%
Multiple Family	208	474	478	493	493	285	137%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,225</b>	<b>1,560</b>	<b>1,575</b>	<b>1,625</b>	<b>1,660</b>	<b>435</b>	<b>36%</b>
Single Family	1,045	1,109	1,122	1,164	1,199	154	15%
Multiple Family	180	451	453	461	461	281	156%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>10.1%</b>	<b>4.2%</b>	<b>3.7%</b>	<b>3.8%</b>	<b>3.8%</b>	<b>-6.3</b>	<b>-62%</b>
Single Family	9.4%	4.0%	3.1%	2.8%	2.8%	-6.6	-70%
Multiple Family	13.5%	4.9%	5.2%	6.5%	6.5%	-7.0	-52%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.92</b>	<b>3.92</b>	<b>3.95</b>	<b>3.95</b>	<b>3.93</b>	<b>0.01</b>	<b>0%</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	349	305	262	216	184	-165	-47%
\$15,000-\$29,999	365	384	378	350	327	-38	-10%
\$30,000-\$44,999	261	456	506	553	560	299	115%
\$45,000-\$59,999	101	179	186	239	301	200	198%
\$60,000-\$74,999	77	91	91	93	97	20	26%
\$75,000-\$99,999	62	107	108	108	108	46	74%
\$100,000-\$124,999	10	31	37	41	41	31	310%
\$125,000-\$149,999	0	5	5	13	13	13	0%
\$150,000-\$199,999	0	2	2	2	16	16	0%
\$200,000 or more	0	0	0	10	13	13	0%
Total Households	1,225	1,560	1,575	1,625	1,660	435	36%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$25,829	\$32,993	\$34,373	\$36,686	\$38,545	\$12,716	49%

**\*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.

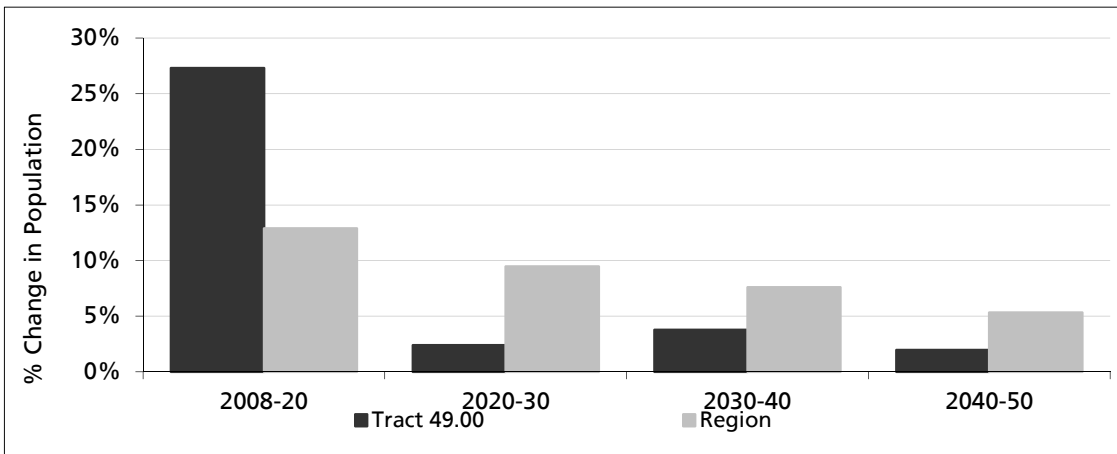
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,839</b>	<b>6,160</b>	<b>6,308</b>	<b>6,545</b>	<b>6,674</b>	<b>1,835</b>	<b>38%</b>
Under 5	531	606	577	579	541	10	2%
5 to 9	389	573	513	518	500	111	29%
10 to 14	410	579	534	520	528	118	29%
15 to 17	306	351	356	332	343	37	12%
18 to 19	204	203	242	224	230	26	13%
20 to 24	454	449	587	560	557	103	23%
25 to 29	454	530	493	542	517	63	14%
30 to 34	402	425	335	430	412	10	2%
35 to 39	336	371	377	364	394	58	17%
40 to 44	296	386	353	300	389	93	31%
45 to 49	285	406	363	395	396	111	39%
50 to 54	270	412	436	422	369	99	37%
55 to 59	148	270	304	289	325	177	120%
60 to 61	45	85	103	110	119	74	164%
62 to 64	62	127	154	178	173	111	179%
65 to 69	78	152	229	270	254	176	226%
70 to 74	57	94	145	184	212	155	272%
75 to 79	61	79	127	197	246	185	303%
80 to 84	43	54	72	119	152	109	253%
85 and over	8	8	8	12	17	9	113%
Median Age	26.4	28.0	28.5	30.0	31.5	5.1	19%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,839</b>	<b>6,160</b>	<b>6,308</b>	<b>6,545</b>	<b>6,674</b>	<b>1,835</b>	<b>38%</b>
Hispanic	4,553	5,864	6,044	6,313	6,466	1,913	42%
Non-Hispanic	286	296	264	232	208	-78	-27%
White	8	8	5	5	5	-3	-38%
Black	247	254	225	192	167	-80	-32%
American Indian	4	4	4	4	4	0	0%
Asian	5	6	6	7	8	3	60%
Hawaiian / Pacific Islander	3	3	3	3	3	0	0%
Other	1	1	1	1	1	0	0%
Two or More Races	18	20	20	20	20	2	11%

## GROWTH TRENDS IN TOTAL POPULATION



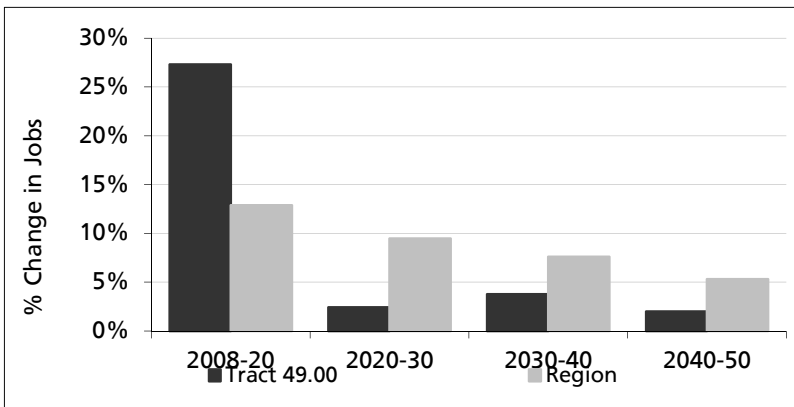
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>336</b>	<b>448</b>	<b>448</b>	<b>455</b>	<b>478</b>	<b>142</b>	<b>42%</b>
Civilian Jobs	336	448	448	455	478	142	42%
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>199</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>195</b>	<b>197</b>	<b>198</b>	<b>198</b>	<b>199</b>	<b>4</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	83	84	84	84	84	0	1%
Multiple Family	5	5	5	5	5	0	7%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	3	4	4	4	--
Industrial	4	4	4	4	4	0	11%
Commercial/Services	8	8	8	8	8	0	-5%
Office	0	0	0	0	0	0	0%
Schools	7	6	6	6	6	-1	-14%
Roads and Freeways	87	87	87	87	87	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	0%
<b>Vacant Developable Acres</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-4</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	0	-78%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	2	0	0	0	0	-2	-100%
Industrial	0	0	0	0	0	0	-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>17.6</b>	<b>22.6</b>	<b>22.6</b>	<b>22.9</b>	<b>23.7</b>	<b>6.1</b>	<b>35%</b>
<b>Residential Density<sup>4</sup></b>	<b>15.4</b>	<b>18.0</b>	<b>18.0</b>	<b>18.5</b>	<b>18.9</b>	<b>3.5</b>	<b>23%</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).