

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 131.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,596</b>	<b>5,557</b>	<b>5,659</b>	<b>5,842</b>	<b>6,049</b>	<b>453</b>	<b>8%</b>
Household Population	5,596	5,557	5,659	5,842	6,049	453	8%
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>1,934</b>	<b>1,934</b>	<b>1,934</b>	<b>1,957</b>	<b>1,995</b>	<b>61</b>	<b>3%</b>
Single Family	569	569	569	583	573	4	1%
Multiple Family	1,365	1,365	1,365	1,374	1,422	57	4%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,875</b>	<b>1,852</b>	<b>1,862</b>	<b>1,887</b>	<b>1,928</b>	<b>53</b>	<b>3%</b>
Single Family	540	521	528	543	537	-3	-1%
Multiple Family	1,335	1,331	1,334	1,344	1,391	56	4%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.1%</b>	<b>4.2%</b>	<b>3.7%</b>	<b>3.6%</b>	<b>3.4%</b>	<b>0.3</b>	<b>10%</b>
Single Family	5.1%	8.4%	7.2%	6.9%	6.3%	1.2	24%
Multiple Family	2.2%	2.5%	2.3%	2.2%	2.2%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.98</b>	<b>3.00</b>	<b>3.04</b>	<b>3.10</b>	<b>3.14</b>	<b>0.16</b>	<b>5%</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.

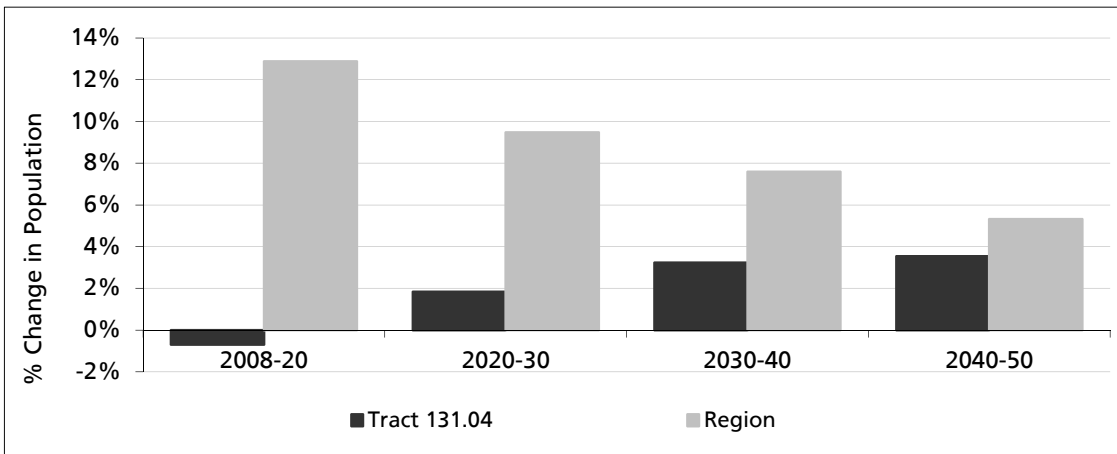
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,596</b>	<b>5,557</b>	<b>5,659</b>	<b>5,842</b>	<b>6,049</b>	<b>453</b>	<b>8%</b>
Under 5	546	468	437	423	399	-147	-27%
5 to 9	445	461	416	412	404	-41	-9%
10 to 14	367	381	346	336	339	-28	-8%
15 to 17	231	206	200	191	197	-34	-15%
18 to 19	167	129	142	134	140	-27	-16%
20 to 24	362	284	339	319	321	-41	-11%
25 to 29	429	420	386	384	374	-55	-13%
30 to 34	530	461	393	455	441	-89	-17%
35 to 39	396	332	361	349	351	-45	-11%
40 to 44	426	377	368	336	397	-29	-7%
45 to 49	379	360	309	352	351	-28	-7%
50 to 54	352	374	372	374	354	2	1%
55 to 59	249	330	334	306	362	113	45%
60 to 61	80	125	137	140	158	78	98%
62 to 64	85	140	156	172	178	93	109%
65 to 69	143	230	281	293	283	140	98%
70 to 74	129	193	277	300	314	185	143%
75 to 79	128	136	211	271	301	173	135%
80 to 84	85	78	116	173	216	131	154%
85 and over	67	72	78	122	169	102	152%
Median Age	32.4	34.7	37.4	38.8	40.7	8.3	26%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,596</b>	<b>5,557</b>	<b>5,659</b>	<b>5,842</b>	<b>6,049</b>	<b>453</b>	<b>8%</b>
Hispanic	3,485	3,629	3,793	4,015	4,231	746	21%
Non-Hispanic	2,111	1,928	1,866	1,827	1,818	-293	-14%
White	1,137	996	936	893	875	-262	-23%
Black	416	403	399	388	375	-41	-10%
American Indian	19	13	9	8	8	-11	-58%
Asian	280	279	285	298	316	36	13%
Hawaiian / Pacific Islander	37	30	26	23	23	-14	-38%
Other	6	5	5	5	5	-1	-17%
Two or More Races	216	202	206	212	216	0	0%

## GROWTH TRENDS IN TOTAL POPULATION



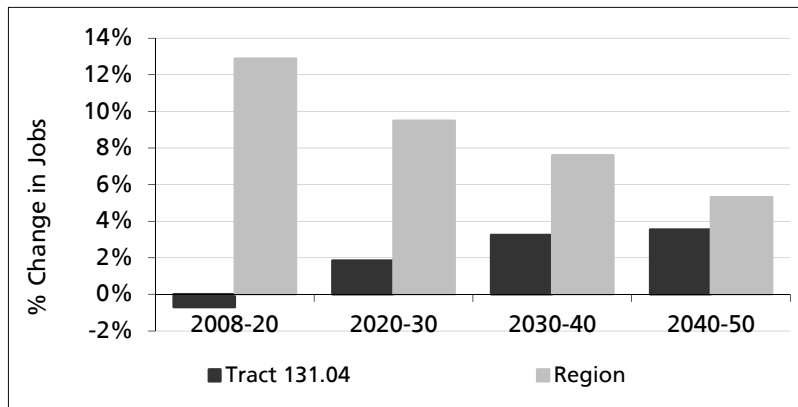
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	1,453	1,453	1,453	1,453	1,453	0	0%
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>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	102	102	102	102	100	-2	-2%
Multiple Family	51	51	51	51	53	2	4%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	17	17	17	17	17	0	0%
Office	2	2	2	2	2	0	0%
Schools	21	21	21	21	21	0	0%
Roads and Freeways	45	45	45	45	45	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>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	2	2	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
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>36.4</b>	<b>36.4</b>	<b>36.4</b>	<b>36.4</b>	<b>36.4</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>12.6</b>	<b>12.6</b>	<b>12.6</b>	<b>12.8</b>	<b>13.0</b>	<b>0.4</b>	<b>3%</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).