

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 136.05**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,969</b>	<b>6,247</b>	<b>6,519</b>	<b>6,675</b>	<b>6,812</b>	<b>843</b>	<b>14%</b>
Household Population	5,917	6,165	6,387	6,494	6,577	660	11%
Group Quarters Population	52	82	132	181	235	183	352%
Civilian	52	82	132	181	235	183	352%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,120</b>	<b>2,179</b>	<b>2,227</b>	<b>2,227</b>	<b>2,227</b>	<b>107</b>	<b>5%</b>
Single Family	1,761	1,820	1,868	1,868	1,868	107	6%
Multiple Family	359	359	359	359	359	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,063</b>	<b>2,122</b>	<b>2,181</b>	<b>2,181</b>	<b>2,182</b>	<b>119</b>	<b>6%</b>
Single Family	1,733	1,776	1,834	1,834	1,834	101	6%
Multiple Family	330	346	347	347	348	18	5%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.7%</b>	<b>2.6%</b>	<b>2.1%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>-0.7</b>	<b>-26%</b>
Single Family	1.6%	2.4%	1.8%	1.8%	1.8%	0.2	13%
Multiple Family	8.1%	3.6%	3.3%	3.3%	3.1%	-5.0	-62%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.87</b>	<b>2.91</b>	<b>2.93</b>	<b>2.98</b>	<b>3.01</b>	<b>0.14</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.

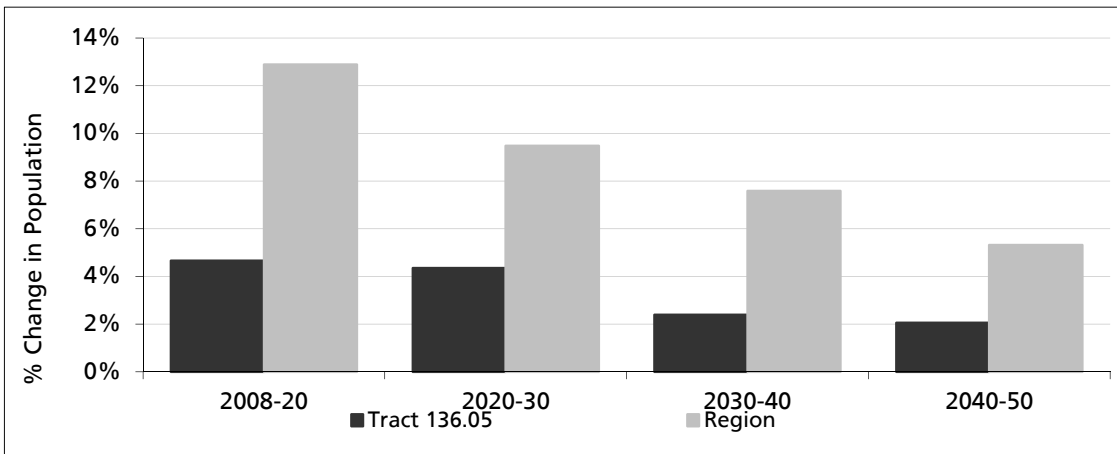
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,969</b>	<b>6,247</b>	<b>6,519</b>	<b>6,675</b>	<b>6,812</b>	<b>843</b>	<b>14%</b>
Under 5	256	238	255	251	254	-2	-1%
5 to 9	262	243	269	290	289	27	10%
10 to 14	352	350	346	370	376	24	7%
15 to 17	263	252	257	286	298	35	13%
18 to 19	176	152	135	145	155	-21	-12%
20 to 24	457	445	469	466	488	31	7%
25 to 29	333	406	424	407	440	107	32%
30 to 34	291	316	328	381	398	107	37%
35 to 39	288	237	300	335	346	58	20%
40 to 44	395	336	390	386	447	52	13%
45 to 49	466	369	319	413	431	-35	-8%
50 to 54	515	450	404	468	474	-41	-8%
55 to 59	573	651	571	518	660	87	15%
60 to 61	208	239	207	173	211	3	1%
62 to 64	252	356	298	264	255	3	1%
65 to 69	269	448	499	435	376	107	40%
70 to 74	212	360	447	379	327	115	54%
75 to 79	169	193	302	314	237	68	40%
80 to 84	135	112	191	222	161	26	19%
85 and over	97	94	108	172	189	92	95%
Median Age	43.9	47.0	46.4	45.2	44.0	0.1	0%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,969</b>	<b>6,247</b>	<b>6,519</b>	<b>6,675</b>	<b>6,812</b>	<b>843</b>	<b>14%</b>
Hispanic	685	996	1,324	1,718	2,187	1,502	219%
Non-Hispanic	5,284	5,251	5,195	4,957	4,625	-659	-12%
White	4,716	4,528	4,300	3,869	3,310	-1,406	-30%
Black	130	187	248	321	412	282	217%
American Indian	35	40	42	41	39	4	11%
Asian	177	234	295	364	446	269	152%
Hawaiian / Pacific Islander	15	19	21	24	27	12	80%
Other	22	21	23	25	27	5	23%
Two or More Races	189	222	266	313	364	175	93%

## GROWTH TRENDS IN TOTAL POPULATION



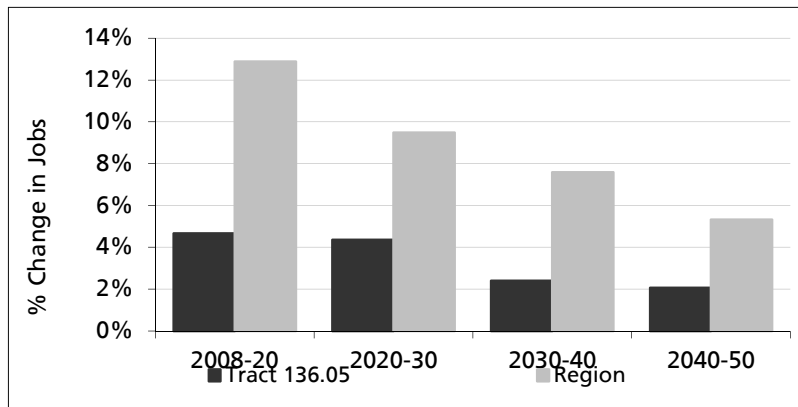
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>438</b>	<b>438</b>	<b>438</b>	<b>438</b>	<b>438</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	438	438	438	438	438	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>1,441</b>	<b>1,441</b>	<b>1,441</b>	<b>1,441</b>	<b>1,441</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,301</b>	<b>1,372</b>	<b>1,417</b>	<b>1,417</b>	<b>1,417</b>	<b>116</b>	<b>9%</b>
Low Density Single Family	0	55	55	55	55	55	--
Single Family	934	950	1,002	1,002	1,002	68	7%
Multiple Family	24	24	24	24	24	0	0%
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	3	3	3	3	3	0	0%
Commercial/Services	10	10	10	10	10	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	165	165	165	165	165	0	0%
Agricultural and Extractive <sup>2</sup>	37	37	30	30	30	-7	-19%
Parks and Military Use	118	118	118	118	118	0	0%
<b>Vacant Developable Acres</b>	<b>120</b>	<b>48</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>-116</b>	<b>-97%</b>
Low Density Single Family	55	0	0	0	0	-55	-100%
Single Family	64	48	3	3	3	-61	-95%
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>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>19.0</b>	<b>19.0</b>	<b>19.0</b>	<b>19.0</b>	<b>19.0</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>2.2</b>	<b>2.1</b>	<b>2.1</b>	<b>2.1</b>	<b>2.1</b>	<b>-0.2</b>	<b>-7%</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).