

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 93.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>10,547</b>	<b>14,611</b>	<b>14,704</b>	<b>18,109</b>	<b>18,775</b>	<b>8,228</b>	<b>78%</b>
Household Population	10,547	14,611	14,704	18,109	18,775	8,228	78%
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>5,030</b>	<b>6,876</b>	<b>6,876</b>	<b>8,265</b>	<b>8,417</b>	<b>3,387</b>	<b>67%</b>
Single Family	124	124	124	209	246	122	98%
Multiple Family	4,906	6,752	6,752	8,056	8,171	3,265	67%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>4,810</b>	<b>6,616</b>	<b>6,619</b>	<b>7,979</b>	<b>8,128</b>	<b>3,318</b>	<b>69%</b>
Single Family	121	119	120	204	241	120	99%
Multiple Family	4,689	6,497	6,499	7,775	7,887	3,198	68%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.4%</b>	<b>3.8%</b>	<b>3.7%</b>	<b>3.5%</b>	<b>3.4%</b>	<b>-1.0</b>	<b>-23%</b>
Single Family	2.4%	4.0%	3.2%	2.4%	2.0%	-0.4	-17%
Multiple Family	4.4%	3.8%	3.7%	3.5%	3.5%	-0.9	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.19</b>	<b>2.21</b>	<b>2.22</b>	<b>2.27</b>	<b>2.31</b>	<b>0.12</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	574	676	536	475	438	-136	-24%
\$15,000-\$29,999	737	900	738	669	627	-110	-15%
\$30,000-\$44,999	700	967	850	818	797	97	14%
\$45,000-\$59,999	800	1,133	1,071	1,107	1,096	296	37%
\$60,000-\$74,999	669	865	879	1,010	1,018	349	52%
\$75,000-\$99,999	695	1,000	1,093	1,423	1,463	768	111%
\$100,000-\$124,999	342	553	684	1,020	1,058	716	209%
\$125,000-\$149,999	149	294	403	655	715	566	380%
\$150,000-\$199,999	135	210	295	568	642	507	376%
\$200,000 or more	9	18	70	234	274	265	2944%
Total Households	4,810	6,616	6,619	7,979	8,128	3,318	69%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$52,388	\$55,128	\$61,954	\$73,671	\$76,504	\$24,116	46%

**\*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.

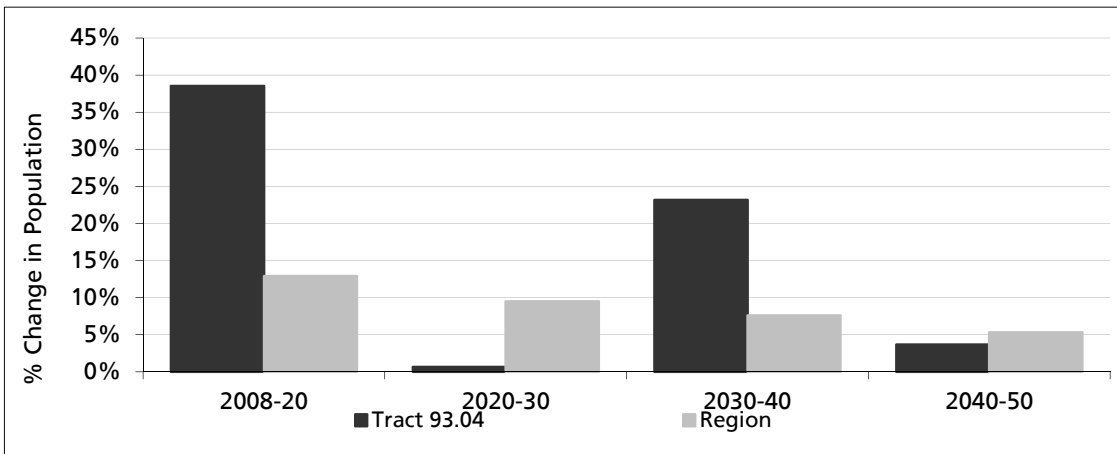
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>10,547</b>	<b>14,611</b>	<b>14,704</b>	<b>18,109</b>	<b>18,775</b>	<b>8,228</b>	<b>78%</b>
Under 5	835	1,132	1,116	1,310	1,304	469	56%
5 to 9	540	795	773	932	944	404	75%
10 to 14	214	326	308	376	394	180	84%
15 to 17	73	98	99	120	126	53	73%
18 to 19	73	90	86	104	107	34	47%
20 to 24	145	199	216	253	265	120	83%
25 to 29	754	1,244	1,190	1,336	1,401	647	86%
30 to 34	1,998	2,771	2,537	3,208	3,135	1,137	57%
35 to 39	1,797	1,967	2,252	2,641	2,594	797	44%
40 to 44	1,142	1,281	1,340	1,521	1,697	555	49%
45 to 49	809	938	783	1,151	1,195	386	48%
50 to 54	490	632	561	746	737	247	50%
55 to 59	483	775	638	661	832	349	72%
60 to 61	159	282	236	250	310	151	95%
62 to 64	225	496	436	473	493	268	119%
65 to 69	223	537	609	682	647	424	190%
70 to 74	164	387	500	581	575	411	251%
75 to 79	166	274	455	675	673	507	305%
80 to 84	153	218	362	665	731	578	378%
85 and over	104	169	207	424	615	511	491%
Median Age	36.8	36.7	37.3	37.7	38.3	1.5	4%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>10,547</b>	<b>14,611</b>	<b>14,704</b>	<b>18,109</b>	<b>18,775</b>	<b>8,228</b>	<b>78%</b>
Hispanic	1,592	2,825	3,242	4,557	5,295	3,703	233%
Non-Hispanic	8,955	11,786	11,462	13,552	13,480	4,525	51%
White	6,731	8,409	7,875	8,890	8,421	1,690	25%
Black	551	827	914	1,196	1,313	762	138%
American Indian	30	43	43	49	46	16	53%
Asian	1,124	1,759	1,818	2,355	2,554	1,430	127%
Hawaiian / Pacific Islander	43	64	66	86	92	49	114%
Other	21	28	31	40	42	21	100%
Two or More Races	455	656	715	936	1,012	557	122%

## GROWTH TRENDS IN TOTAL POPULATION



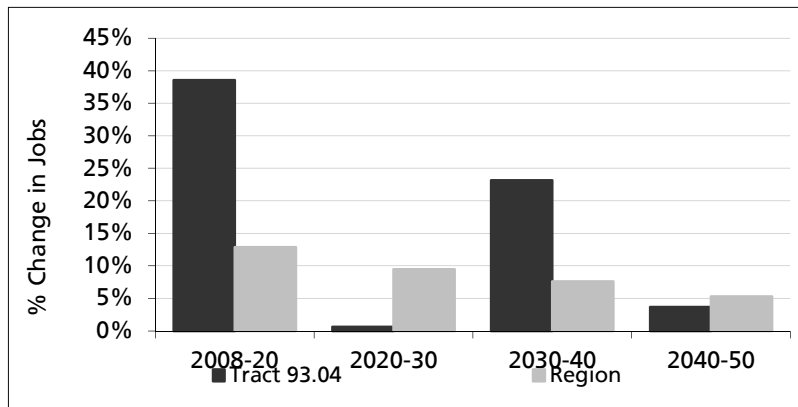
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>33,401</b>	<b>37,030</b>	<b>37,443</b>	<b>38,123</b>	<b>39,469</b>	<b>6,068</b>	<b>18%</b>
Civilian Jobs	33,401	37,030	37,443	38,123	39,469	6,068	18%
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>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,423</b>	<b>1,446</b>	<b>1,448</b>	<b>1,451</b>	<b>1,457</b>	<b>34</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	7	7	7	7	0	0%
Multiple Family	142	144	144	144	144	2	2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	66	66	69	73	73	--
Industrial	6	6	6	6	6	-1	-12%
Commercial/Services	450	406	405	400	399	-51	-11%
Office	189	180	183	188	191	2	1%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	412	412	412	412	412	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	214	222	222	222	222	8	4%
<b>Vacant Developable Acres</b>	<b>37</b>	<b>14</b>	<b>12</b>	<b>9</b>	<b>3</b>	<b>-34</b>	<b>-91%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2	0	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	16	10	7	5	0	-16	-100%
Office	7	1	1	1	0	-7	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	8	0	0	0	0	-8	-100%
Future Roads and Freeways	3	3	3	3	3	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>51.5</b>	<b>58.9</b>	<b>59.4</b>	<b>60.3</b>	<b>62.1</b>	<b>10.6</b>	<b>21%</b>
<b>Residential Density<sup>4</sup></b>	<b>33.8</b>	<b>37.4</b>	<b>37.4</b>	<b>44.5</b>	<b>44.8</b>	<b>11.0</b>	<b>33%</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).