

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 6.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,935</b>	<b>3,686</b>	<b>4,191</b>	<b>5,621</b>	<b>5,774</b>	<b>2,839</b>	<b>97%</b>
Household Population	2,868	3,602	4,082	5,482	5,613	2,745	96%
Group Quarters Population	67	84	109	139	161	94	140%
Civilian	67	84	109	139	161	94	140%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,962</b>	<b>2,294</b>	<b>2,547</b>	<b>3,321</b>	<b>3,377</b>	<b>1,415</b>	<b>72%</b>
Single Family	530	398	384	414	470	-60	-11%
Multiple Family	1,432	1,896	2,163	2,907	2,907	1,475	103%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,799</b>	<b>2,187</b>	<b>2,442</b>	<b>3,199</b>	<b>3,245</b>	<b>1,446</b>	<b>80%</b>
Single Family	475	377	366	396	449	-26	-5%
Multiple Family	1,324	1,810	2,076	2,803	2,796	1,472	111%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.3%</b>	<b>4.7%</b>	<b>4.1%</b>	<b>3.7%</b>	<b>3.9%</b>	<b>-4.4</b>	<b>-53%</b>
Single Family	10.4%	5.3%	4.7%	4.3%	4.5%	-5.9	-57%
Multiple Family	7.5%	4.5%	4.0%	3.6%	3.8%	-3.7	-49%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.59</b>	<b>1.65</b>	<b>1.67</b>	<b>1.71</b>	<b>1.73</b>	<b>0.14</b>	<b>9%</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	268	222	175	156	150	-118	-44%
\$15,000-\$29,999	359	358	327	321	316	-43	-12%
\$30,000-\$44,999	371	358	354	373	373	2	1%
\$45,000-\$59,999	268	327	346	424	427	159	59%
\$60,000-\$74,999	192	244	287	382	387	195	102%
\$75,000-\$99,999	157	298	360	527	534	377	240%
\$100,000-\$124,999	78	151	221	353	356	278	356%
\$125,000-\$149,999	53	86	126	208	226	173	326%
\$150,000-\$199,999	38	81	139	219	232	194	511%
\$200,000 or more	15	62	107	236	244	229	1527%
Total Households	1,799	2,187	2,442	3,199	3,245	1,446	80%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$41,018	\$52,133	\$60,993	\$72,781	\$73,818	\$32,800	80%

**\*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.

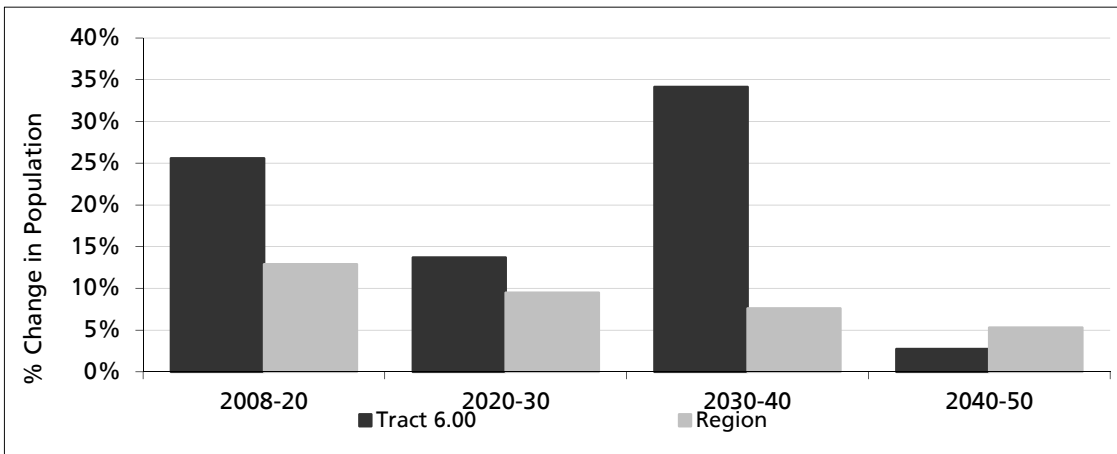
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,935</b>	<b>3,686</b>	<b>4,191</b>	<b>5,621</b>	<b>5,774</b>	<b>2,839</b>	<b>97%</b>
Under 5	178	216	256	334	343	165	93%
5 to 9	157	210	242	330	332	175	111%
10 to 14	122	169	186	257	273	151	124%
15 to 17	72	96	108	146	162	90	125%
18 to 19	37	42	55	70	77	40	108%
20 to 24	73	93	128	170	191	118	162%
25 to 29	102	154	176	246	261	159	156%
30 to 34	358	475	492	700	689	331	92%
35 to 39	420	415	550	726	715	295	70%
40 to 44	310	310	377	465	502	192	62%
45 to 49	279	288	268	433	455	176	63%
50 to 54	220	239	225	314	306	86	39%
55 to 59	180	247	212	210	267	87	48%
60 to 61	58	85	75	72	91	33	57%
62 to 64	84	164	159	183	187	103	123%
65 to 69	101	227	284	326	287	186	184%
70 to 74	37	68	101	130	132	95	257%
75 to 79	42	60	109	172	174	132	314%
80 to 84	44	48	87	136	109	65	148%
85 and over	61	80	101	201	221	160	262%
Median Age	39.4	39.7	39.1	38.8	38.9	-0.5	-1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,935</b>	<b>3,686</b>	<b>4,191</b>	<b>5,621</b>	<b>5,774</b>	<b>2,839</b>	<b>97%</b>
Hispanic	604	944	1,184	1,793	2,054	1,450	240%
Non-Hispanic	2,331	2,742	3,007	3,828	3,720	1,389	60%
White	1,996	2,305	2,495	3,107	2,937	941	47%
Black	67	82	88	108	105	38	57%
American Indian	8	8	8	10	10	2	25%
Asian	149	211	254	374	424	275	185%
Hawaiian / Pacific Islander	10	13	15	18	19	9	90%
Other	6	6	6	7	7	1	17%
Two or More Races	95	117	141	204	218	123	129%

## GROWTH TRENDS IN TOTAL POPULATION



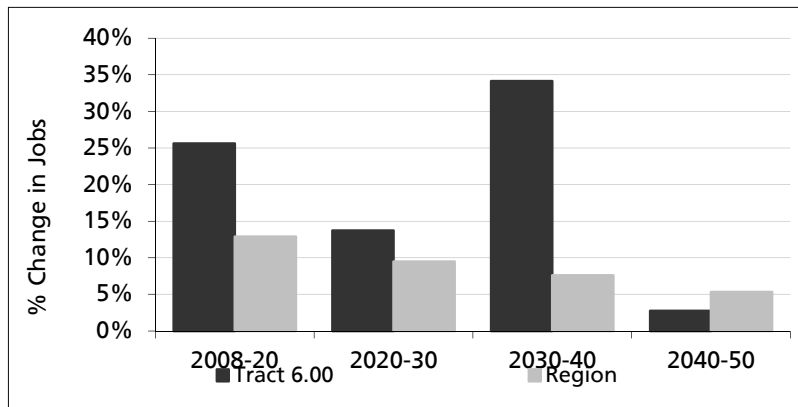
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,971</b>	<b>3,141</b>	<b>3,141</b>	<b>3,148</b>	<b>3,148</b>	<b>177</b>	<b>6%</b>
Civilian Jobs	2,971	3,141	3,141	3,148	3,148	177	6%
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>221</b>	<b>221</b>	<b>221</b>	<b>221</b>	<b>221</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>220</b>	<b>221</b>	<b>221</b>	<b>221</b>	<b>221</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	45	37	36	36	36	-9	-19%
Multiple Family	31	38	38	38	38	8	26%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	7	12	19	19	19	--
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	19	15	12	5	5	-15	-77%
Office	4	3	2	2	2	-1	-38%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	22	22	22	22	22	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-91%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-87%
Multiple Family	0	0	0	0	0	0	-100%
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>69.8</b>	<b>77.2</b>	<b>82.3</b>	<b>90.9</b>	<b>90.9</b>	<b>21.0</b>	<b>30%</b>
<b>Residential Density<sup>4</sup></b>	<b>25.9</b>	<b>29.2</b>	<b>31.5</b>	<b>39.3</b>	<b>40.0</b>	<b>14.0</b>	<b>54%</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).