

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 118.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,595</b>	<b>8,039</b>	<b>8,771</b>	<b>9,187</b>	<b>9,280</b>	<b>2,685</b>	<b>41%</b>
Household Population	6,595	8,039	8,771	9,187	9,280	2,685	41%
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>1,807</b>	<b>2,230</b>	<b>2,410</b>	<b>2,538</b>	<b>2,565</b>	<b>758</b>	<b>42%</b>
Single Family	850	812	771	771	771	-79	-9%
Multiple Family	870	1,418	1,639	1,767	1,794	924	106%
Mobile Homes	87	0	0	0	0	-87	-100%
<b>Occupied Housing Units</b>	<b>1,761</b>	<b>2,147</b>	<b>2,334</b>	<b>2,458</b>	<b>2,486</b>	<b>725</b>	<b>41%</b>
Single Family	826	778	745	741	741	-85	-10%
Multiple Family	852	1,369	1,589	1,717	1,745	893	105%
Mobile Homes	83	0	0	0	0	-83	-100%
<b>Vacancy Rate</b>	<b>2.5%</b>	<b>3.7%</b>	<b>3.2%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>0.6</b>	<b>24%</b>
Single Family	2.8%	4.2%	3.4%	3.9%	3.9%	1.1	39%
Multiple Family	2.1%	3.5%	3.1%	2.8%	2.7%	0.6	29%
Mobile Homes	4.6%	0.0%	0.0%	0.0%	0.0%	-4.6	-100%
<b>Persons per Household</b>	<b>3.75</b>	<b>3.74</b>	<b>3.76</b>	<b>3.74</b>	<b>3.73</b>	<b>-0.02</b>	<b>-1%</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.

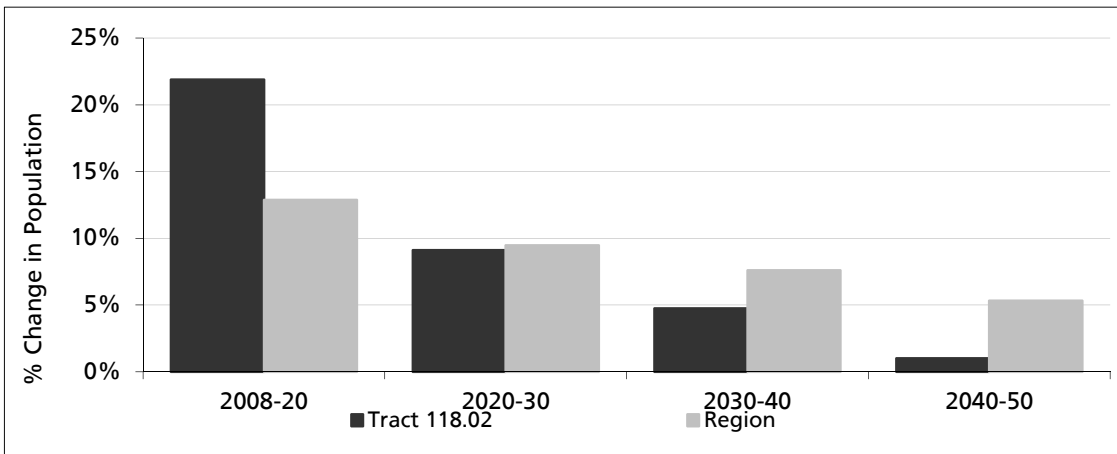
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,595</b>	<b>8,039</b>	<b>8,771</b>	<b>9,187</b>	<b>9,280</b>	<b>2,685</b>	<b>41%</b>
Under 5	746	812	823	846	786	40	5%
5 to 9	528	755	751	786	745	217	41%
10 to 14	585	771	768	757	755	170	29%
15 to 17	434	470	512	491	503	69	16%
18 to 19	265	257	309	290	303	38	14%
20 to 24	536	526	695	668	653	117	22%
25 to 29	642	740	755	799	747	105	16%
30 to 34	647	688	624	778	726	79	12%
35 to 39	485	515	583	572	624	139	29%
40 to 44	354	445	461	408	541	187	53%
45 to 49	343	439	436	480	498	155	45%
50 to 54	300	417	484	488	436	136	45%
55 to 59	233	353	403	394	422	189	81%
60 to 61	65	112	127	137	145	80	123%
62 to 64	91	191	245	286	282	191	210%
65 to 69	135	268	360	409	397	262	194%
70 to 74	70	123	213	265	306	236	337%
75 to 79	31	38	68	92	107	76	245%
80 to 84	53	64	100	153	174	121	228%
85 and over	52	55	54	88	130	78	150%
Median Age	26.6	27.9	28.5	29.7	31.0	4.4	17%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,595</b>	<b>8,039</b>	<b>8,771</b>	<b>9,187</b>	<b>9,280</b>	<b>2,685</b>	<b>41%</b>
Hispanic	4,572	5,941	6,828	7,419	7,718	3,146	69%
Non-Hispanic	2,023	2,098	1,943	1,768	1,562	-461	-23%
White	313	174	17	0	0	-313	-100%
Black	555	533	418	267	90	-465	-84%
American Indian	17	22	25	26	27	10	59%
Asian	924	1,108	1,185	1,154	1,109	185	20%
Hawaiian / Pacific Islander	59	67	65	68	68	9	15%
Other	2	5	7	9	12	10	500%
Two or More Races	153	189	226	244	256	103	67%

## GROWTH TRENDS IN TOTAL POPULATION



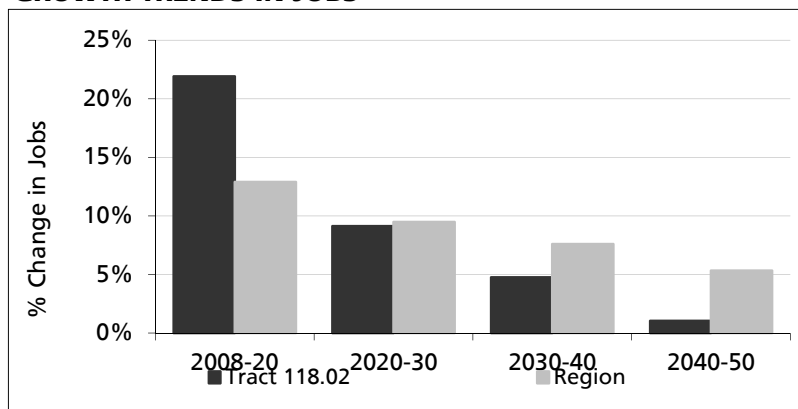
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>344</b>	<b>832</b>	<b>1,095</b>	<b>1,095</b>	<b>1,095</b>	<b>751</b>	<b>218%</b>
Civilian Jobs	344	832	1,095	1,095	1,095	751	218%
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>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>203</b>	<b>206</b>	<b>208</b>	<b>210</b>	<b>211</b>	<b>8</b>	<b>4%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	99	94	90	90	90	-9	-9%
Multiple Family	29	31	32	33	34	6	19%
Mobile Homes	4	0	0	0	0	-4	-100%
Other Residential	1	0	0	0	0	-1	-100%
Mixed Use	0	19	28	29	29	29	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	12	4	1	0	0	-12	-100%
Office	0	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	58	58	58	58	58	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>9</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>-8</b>	<b>-91%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-98%
Multiple Family	5	4	3	1	0	-5	-100%
Mixed Use	2	0	0	0	0	-2	-100%
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	1	1	1	1	1	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>28.9</b>	<b>60.5</b>	<b>73.5</b>	--	--	--	--
<b>Residential Density<sup>4</sup></b>	<b>13.6</b>	<b>16.6</b>	<b>17.8</b>	<b>18.5</b>	<b>18.5</b>	<b>4.9</b>	<b>36%</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).