

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 95.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,443</b>	<b>3,552</b>	<b>3,557</b>	<b>3,627</b>	<b>3,668</b>	<b>225</b>	<b>7%</b>
Household Population	3,443	3,552	3,557	3,627	3,668	225	7%
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>1,531</b>	<b>1,531</b>	<b>1,531</b>	<b>1,531</b>	<b>1,531</b>	<b>0</b>	<b>0%</b>
Single Family	1,187	1,187	1,187	1,187	1,187	0	0%
Multiple Family	344	344	344	344	344	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,457</b>	<b>1,487</b>	<b>1,494</b>	<b>1,494</b>	<b>1,496</b>	<b>39</b>	<b>3%</b>
Single Family	1,121	1,149	1,155	1,155	1,157	36	3%
Multiple Family	336	338	339	339	339	3	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.8%</b>	<b>2.9%</b>	<b>2.4%</b>	<b>2.4%</b>	<b>2.3%</b>	<b>-2.5</b>	<b>-52%</b>
Single Family	5.6%	3.2%	2.7%	2.7%	2.5%	-3.1	-55%
Multiple Family	2.3%	1.7%	1.5%	1.5%	1.5%	-0.8	-35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.36</b>	<b>2.39</b>	<b>2.38</b>	<b>2.43</b>	<b>2.45</b>	<b>0.09</b>	<b>4%</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.

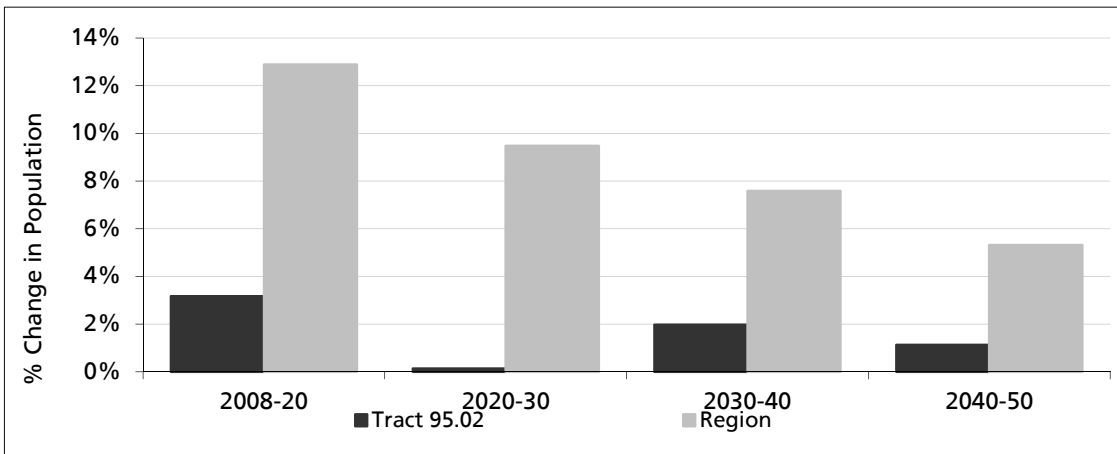
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,443</b>	<b>3,552</b>	<b>3,557</b>	<b>3,627</b>	<b>3,668</b>	<b>225</b>	<b>7%</b>
Under 5	324	302	269	236	212	-112	-35%
5 to 9	322	270	254	269	257	-65	-20%
10 to 14	198	224	191	195	217	19	10%
15 to 17	118	130	116	138	147	29	25%
18 to 19	63	49	47	39	36	-27	-43%
20 to 24	144	142	161	150	160	16	11%
25 to 29	168	189	177	188	192	24	14%
30 to 34	301	281	251	274	246	-55	-18%
35 to 39	290	205	197	199	193	-97	-33%
40 to 44	253	169	171	153	160	-93	-37%
45 to 49	243	185	159	179	193	-50	-21%
50 to 54	171	144	118	141	154	-17	-10%
55 to 59	169	188	139	116	149	-20	-12%
60 to 61	87	106	86	73	108	21	24%
62 to 64	107	168	149	140	155	48	45%
65 to 69	180	305	317	259	224	44	24%
70 to 74	121	237	315	278	243	122	101%
75 to 79	91	132	232	269	246	155	170%
80 to 84	44	54	112	162	155	111	252%
85 and over	49	72	96	169	221	172	351%
Median Age	36.4	39.6	43.4	44.1	45.4	9.0	25%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,443</b>	<b>3,552</b>	<b>3,557</b>	<b>3,627</b>	<b>3,668</b>	<b>225</b>	<b>7%</b>
Hispanic	373	470	510	556	599	226	61%
Non-Hispanic	3,070	3,082	3,047	3,071	3,069	-1	0%
White	2,351	2,286	2,196	2,157	2,120	-231	-10%
Black	137	169	189	207	214	77	56%
American Indian	12	13	16	20	20	8	67%
Asian	428	456	491	531	556	128	30%
Hawaiian / Pacific Islander	28	34	29	27	25	-3	-11%
Other	5	3	4	2	5	0	0%
Two or More Races	109	121	122	127	129	20	18%

## GROWTH TRENDS IN TOTAL POPULATION



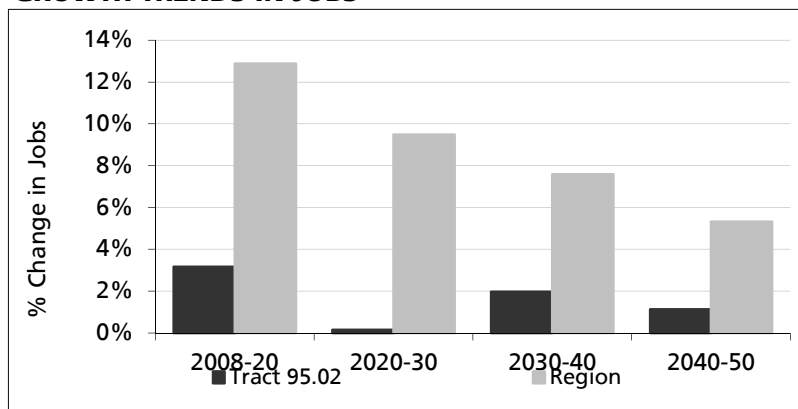
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,257</b>	<b>1,307</b>	<b>1,391</b>	<b>1,480</b>	<b>1,612</b>	<b>355</b>	<b>28%</b>
Civilian Jobs	1,257	1,307	1,391	1,480	1,612	355	28%
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>814</b>	<b>814</b>	<b>814</b>	<b>814</b>	<b>814</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>754</b>	<b>763</b>	<b>777</b>	<b>792</b>	<b>809</b>	<b>55</b>	<b>7%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	147	147	147	147	147	0	0%
Multiple Family	15	15	15	15	15	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	6	6	6	6	6	0	0%
Commercial/Services	12	12	12	12	12	0	0%
Office	3	3	3	3	3	0	0%
Schools	66	75	89	104	121	55	83%
Roads and Freeways	158	158	158	158	158	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	347	347	347	347	347	0	0%
<b>Vacant Developable Acres</b>	<b>60</b>	<b>52</b>	<b>38</b>	<b>23</b>	<b>5</b>	<b>-55</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	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	5	5	5	5	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	55	46	32	17	0	-55	-100%
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>14.4</b>	<b>13.6</b>	<b>12.6</b>	<b>11.8</b>	<b>11.3</b>	<b>-3.1</b>	<b>-21%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.4</b>	<b>9.4</b>	<b>9.4</b>	<b>9.4</b>	<b>9.4</b>	<b>0.0</b>	<b>0%</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).