

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 13.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,679</b>	<b>6,804</b>	<b>7,340</b>	<b>9,994</b>	<b>11,575</b>	<b>4,896</b>	<b>73%</b>
Household Population	6,624	6,722	7,203	9,790	11,324	4,700	71%
Group Quarters Population	55	82	137	204	251	196	356%
Civilian	55	82	137	204	251	196	356%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>3,370</b>	<b>3,370</b>	<b>3,565</b>	<b>4,748</b>	<b>5,481</b>	<b>2,111</b>	<b>63%</b>
Single Family	545	545	466	81	9	-536	-98%
Multiple Family	2,825	2,825	3,099	4,667	5,472	2,647	94%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>3,222</b>	<b>3,203</b>	<b>3,412</b>	<b>4,590</b>	<b>5,314</b>	<b>2,092</b>	<b>65%</b>
Single Family	501	495	435	67	2	-499	-100%
Multiple Family	2,721	2,708	2,977	4,523	5,312	2,591	95%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.4%</b>	<b>5.0%</b>	<b>4.3%</b>	<b>3.3%</b>	<b>3.0%</b>	<b>-1.4</b>	<b>-32%</b>
Single Family	8.1%	9.2%	6.7%	17.3%	77.8%	69.7	860%
Multiple Family	3.7%	4.1%	3.9%	3.1%	2.9%	-0.8	-22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.06</b>	<b>2.10</b>	<b>2.11</b>	<b>2.13</b>	<b>2.13</b>	<b>0.07</b>	<b>3%</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	635	534	448	397	381	-254	-40%
\$15,000-\$29,999	979	904	827	796	803	-176	-18%
\$30,000-\$44,999	732	737	732	789	852	120	16%
\$45,000-\$59,999	507	512	563	750	837	330	65%
\$60,000-\$74,999	151	206	308	533	632	481	319%
\$75,000-\$99,999	139	213	339	702	900	761	547%
\$100,000-\$124,999	51	64	92	239	341	290	569%
\$125,000-\$149,999	22	28	61	175	247	225	1023%
\$150,000-\$199,999	6	5	39	173	254	248	4133%
\$200,000 or more	0	0	3	36	67	67	0%
Total Households	3,222	3,203	3,412	4,590	5,314	2,092	65%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$29,954	\$33,328	\$38,832	\$51,260	\$56,129	\$26,175	87%

**\*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.

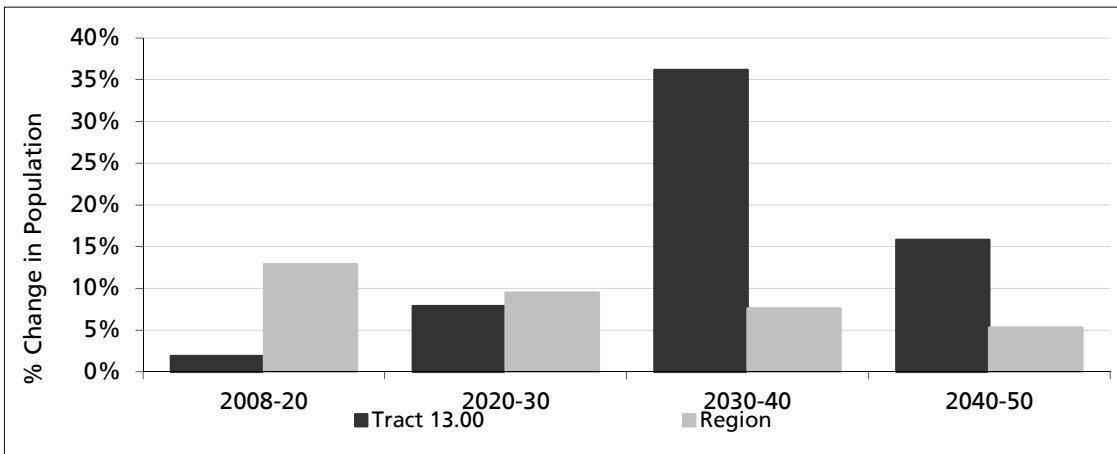
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,679</b>	<b>6,804</b>	<b>7,340</b>	<b>9,994</b>	<b>11,575</b>	<b>4,896</b>	<b>73%</b>
Under 5	537	524	550	721	785	248	46%
5 to 9	366	406	419	570	642	276	75%
10 to 14	307	344	360	480	563	256	83%
15 to 17	221	216	239	317	380	159	72%
18 to 19	131	131	145	192	225	94	72%
20 to 24	315	316	403	534	614	299	95%
25 to 29	456	542	538	742	859	403	88%
30 to 34	926	903	869	1,290	1,426	500	54%
35 to 39	911	755	935	1,207	1,410	499	55%
40 to 44	625	559	600	755	999	374	60%
45 to 49	537	462	425	680	774	237	44%
50 to 54	413	408	400	578	640	227	55%
55 to 59	331	426	429	519	709	378	114%
60 to 61	87	122	139	170	228	141	162%
62 to 64	95	150	158	210	240	145	153%
65 to 69	116	201	253	317	329	213	184%
70 to 74	78	124	165	194	196	118	151%
75 to 79	66	76	124	191	202	136	206%
80 to 84	68	47	84	124	110	42	62%
85 and over	93	92	105	203	244	151	162%
Median Age	35.4	35.1	35.8	35.6	36.0	0.6	2%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,679</b>	<b>6,804</b>	<b>7,340</b>	<b>9,994</b>	<b>11,575</b>	<b>4,896</b>	<b>73%</b>
Hispanic	2,509	2,981	3,450	5,123	6,363	3,854	154%
Non-Hispanic	4,170	3,823	3,890	4,871	5,212	1,042	25%
White	2,394	2,102	2,096	2,556	2,621	227	9%
Black	1,114	1,049	1,045	1,260	1,326	212	19%
American Indian	26	18	16	18	20	-6	-23%
Asian	362	386	432	621	766	404	112%
Hawaiian / Pacific Islander	42	49	55	73	81	39	93%
Other	0	0	0	0	0	0	0%
Two or More Races	232	219	246	343	398	166	72%

## GROWTH TRENDS IN TOTAL POPULATION



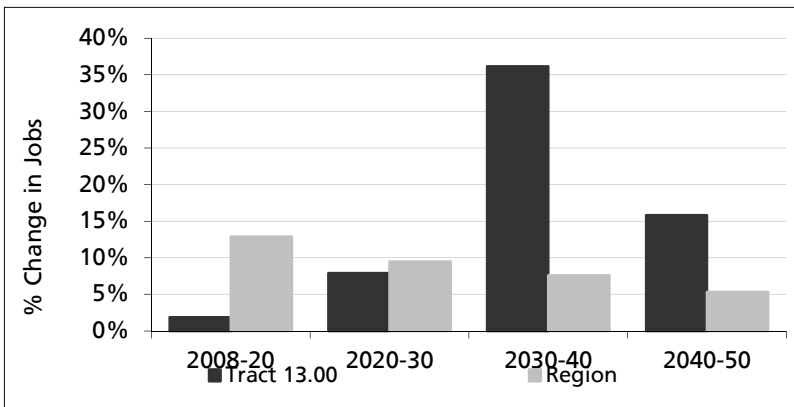
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,602</b>	<b>1,602</b>	<b>2,048</b>	<b>2,181</b>	<b>2,184</b>	<b>582</b>	<b>36%</b>
Civilian Jobs	1,602	1,602	2,048	2,181	2,184	582	36%
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>192</b>	<b>192</b>	<b>192</b>	<b>192</b>	<b>192</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>191</b>	<b>191</b>	<b>192</b>	<b>192</b>	<b>192</b>	<b>1</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	30	30	26	4	0	-30	-99%
Multiple Family	53	53	53	72	76	23	43%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	23	34	35	35	--
Industrial	2	2	0	0	0	-2	-100%
Commercial/Services	26	26	9	3	2	-24	-93%
Office	2	2	1	1	0	-1	-68%
Schools	1	1	1	1	1	0	0%
Roads and Freeways	67	67	67	67	67	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	11	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	-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	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>53.9</b>	<b>53.9</b>	<b>87.2</b>	<b>102.8</b>	<b>106.1</b>	<b>52.2</b>	<b>97%</b>
<b>Residential Density<sup>4</sup></b>	<b>40.4</b>	<b>40.4</b>	<b>39.5</b>	<b>51.3</b>	<b>58.6</b>	<b>18.2</b>	<b>45%</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).