

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 56.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,225</b>	<b>6,165</b>	<b>8,450</b>	<b>8,765</b>	<b>8,872</b>	<b>4,647</b>	<b>110%</b>
Household Population	4,089	6,015	8,265	8,546	8,630	4,541	111%
Group Quarters Population	136	150	185	219	242	106	78%
Civilian	136	150	185	219	242	106	78%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>3,148</b>	<b>4,485</b>	<b>5,858</b>	<b>5,945</b>	<b>5,945</b>	<b>2,797</b>	<b>89%</b>
Single Family	21	19	12	12	12	-9	-43%
Multiple Family	3,127	4,466	5,846	5,933	5,933	2,806	90%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,973</b>	<b>4,162</b>	<b>5,519</b>	<b>5,602</b>	<b>5,585</b>	<b>2,612</b>	<b>88%</b>
Single Family	19	18	12	12	12	-7	-37%
Multiple Family	2,954	4,144	5,507	5,590	5,573	2,619	89%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>5.6%</b>	<b>7.2%</b>	<b>5.8%</b>	<b>5.8%</b>	<b>6.1%</b>	<b>0.5</b>	<b>9%</b>
Single Family	9.5%	5.3%	0.0%	0.0%	0.0%	-9.5	-100%
Multiple Family	5.5%	7.2%	5.8%	5.8%	6.1%	0.6	11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.38</b>	<b>1.45</b>	<b>1.50</b>	<b>1.53</b>	<b>1.55</b>	<b>0.17</b>	<b>12%</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	938	1,095	1,204	1,209	1,093	155	17%
\$15,000-\$29,999	800	987	1,147	1,152	1,103	303	38%
\$30,000-\$44,999	536	756	953	959	937	401	75%
\$45,000-\$59,999	298	434	626	639	635	337	113%
\$60,000-\$74,999	152	263	417	425	442	290	191%
\$75,000-\$99,999	125	237	392	401	437	312	250%
\$100,000-\$124,999	66	142	270	280	314	248	376%
\$125,000-\$149,999	38	108	178	186	221	183	482%
\$150,000-\$199,999	17	105	205	213	227	210	1235%
\$200,000 or more	3	35	127	138	176	173	5767%
Total Households	2,973	4,162	5,519	5,602	5,585	2,612	88%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$25,284	\$29,985	\$36,430	\$36,882	\$39,549	\$14,265	56%

**\*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.

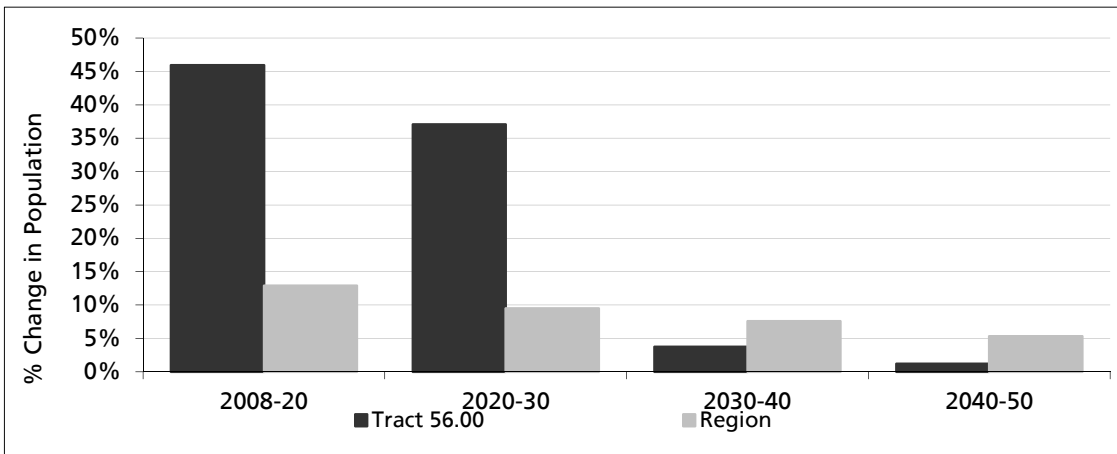
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,225</b>	<b>6,165</b>	<b>8,450</b>	<b>8,765</b>	<b>8,872</b>	<b>4,647</b>	<b>110%</b>
Under 5	151	188	232	214	202	51	34%
5 to 9	141	195	236	227	214	73	52%
10 to 14	120	178	212	203	209	89	74%
15 to 17	60	69	78	77	81	21	35%
18 to 19	37	37	58	53	54	17	46%
20 to 24	154	201	297	272	259	105	68%
25 to 29	217	334	389	363	355	138	64%
30 to 34	374	488	548	573	528	154	41%
35 to 39	385	402	580	548	508	123	32%
40 to 44	317	356	453	408	422	105	33%
45 to 49	284	328	348	384	372	88	31%
50 to 54	250	319	365	371	349	99	40%
55 to 59	283	465	517	435	510	227	80%
60 to 61	131	231	259	223	259	128	98%
62 to 64	141	302	361	337	340	199	141%
65 to 69	189	433	640	574	515	326	172%
70 to 74	249	543	926	896	871	622	250%
75 to 79	275	416	820	960	906	631	229%
80 to 84	234	308	609	817	825	591	253%
85 and over	233	372	522	830	1,093	860	369%
Median Age	47.8	54.8	59.1	62.3	63.0	15.2	32%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,225</b>	<b>6,165</b>	<b>8,450</b>	<b>8,765</b>	<b>8,872</b>	<b>4,647</b>	<b>110%</b>
Hispanic	995	1,771	2,653	3,064	3,400	2,405	242%
Non-Hispanic	3,230	4,394	5,797	5,701	5,472	2,242	69%
White	2,328	3,066	3,961	3,760	3,451	1,123	48%
Black	266	364	463	429	396	130	49%
American Indian	15	17	19	18	18	3	20%
Asian	407	649	933	1,045	1,143	736	181%
Hawaiian / Pacific Islander	8	14	18	18	19	11	138%
Other	22	24	29	28	29	7	32%
Two or More Races	184	260	374	403	416	232	126%

## GROWTH TRENDS IN TOTAL POPULATION



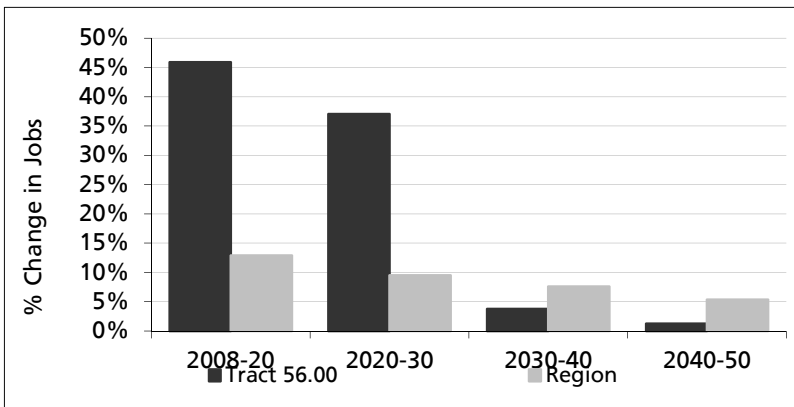
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>6,322</b>	<b>6,527</b>	<b>6,685</b>	<b>6,685</b>	<b>6,685</b>	<b>363</b>	<b>6%</b>
Civilian Jobs	6,322	6,527	6,685	6,685	6,685	363	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>1,375</b>	<b>1,375</b>	<b>1,375</b>	<b>1,375</b>	<b>1,375</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,320</b>	<b>1,324</b>	<b>1,327</b>	<b>1,327</b>	<b>1,327</b>	<b>7</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-61%
Multiple Family	20	23	34	34	34	14	68%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	4	6	6	6	6	--
Industrial	29	28	22	22	22	-7	-23%
Commercial/Services	417	415	415	415	415	-3	-1%
Office	8	6	4	4	4	-4	-47%
Schools	66	66	66	66	66	0	0%
Roads and Freeways	223	223	223	223	223	0	0%
Agricultural and Extractive <sup>2</sup>	12	12	12	12	12	0	0%
Parks and Military Use	544	545	545	545	545	1	0%
<b>Vacant Developable Acres</b>	<b>56</b>	<b>52</b>	<b>49</b>	<b>48</b>	<b>48</b>	<b>-7</b>	<b>-13%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	5	3	0	0	0	-5	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	7	7	7	7	7	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	43	42	42	42	42	-1	-3%
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>12.2</b>	<b>12.6</b>	<b>13.1</b>	<b>13.1</b>	<b>13.1</b>	<b>0.9</b>	<b>8%</b>
<b>Residential Density<sup>4</sup></b>	<b>141.3</b>	<b>167.3</b>	<b>154.0</b>	<b>155.4</b>	<b>155.4</b>	<b>14.0</b>	<b>10%</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).