

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 138.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,071</b>	<b>5,137</b>	<b>5,253</b>	<b>5,413</b>	<b>5,142</b>	<b>71</b>	<b>1%</b>
Household Population	4,873	4,913	4,991	5,108	4,808	-65	-1%
Group Quarters Population	198	224	262	305	334	136	69%
Civilian	198	224	262	305	334	136	69%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,721</b>	<b>1,736</b>	<b>1,736</b>	<b>1,746</b>	<b>1,581</b>	<b>-140</b>	<b>-8%</b>
Single Family	1,374	1,389	1,389	1,389	1,397	23	2%
Multiple Family	347	347	347	357	184	-163	-47%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,688</b>	<b>1,687</b>	<b>1,694</b>	<b>1,705</b>	<b>1,546</b>	<b>-142</b>	<b>-8%</b>
Single Family	1,358	1,362	1,366	1,367	1,377	19	1%
Multiple Family	330	325	328	338	169	-161	-49%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>1.9%</b>	<b>2.8%</b>	<b>2.4%</b>	<b>2.3%</b>	<b>2.2%</b>	<b>0.3</b>	<b>16%</b>
Single Family	1.2%	1.9%	1.7%	1.6%	1.4%	0.2	17%
Multiple Family	4.9%	6.3%	5.5%	5.3%	8.2%	3.3	67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.89</b>	<b>2.91</b>	<b>2.95</b>	<b>3.00</b>	<b>3.11</b>	<b>0.22</b>	<b>8%</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.

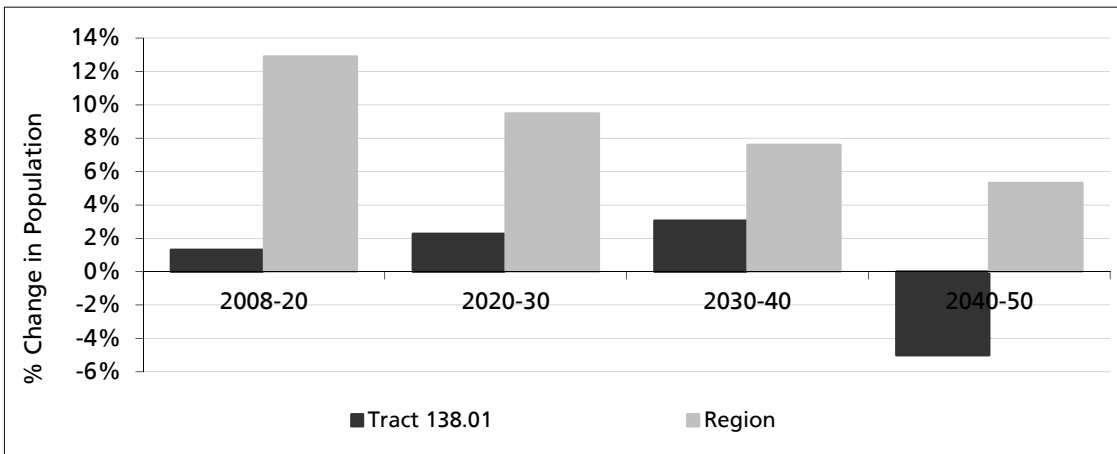
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,071</b>	<b>5,137</b>	<b>5,253</b>	<b>5,413</b>	<b>5,142</b>	<b>71</b>	<b>1%</b>
Under 5	344	317	315	318	292	-52	-15%
5 to 9	317	312	304	300	273	-44	-14%
10 to 14	388	387	367	370	348	-40	-10%
15 to 17	208	193	185	194	186	-22	-11%
18 to 19	159	131	121	118	108	-51	-32%
20 to 24	319	296	314	302	284	-35	-11%
25 to 29	292	339	321	308	295	3	1%
30 to 34	298	299	283	309	292	-6	-2%
35 to 39	396	316	374	369	338	-58	-15%
40 to 44	452	376	412	419	426	-26	-6%
45 to 49	440	387	339	425	401	-39	-9%
50 to 54	345	330	301	323	306	-39	-11%
55 to 59	294	354	307	275	328	34	12%
60 to 61	102	139	141	131	145	43	42%
62 to 64	127	190	170	162	153	26	20%
65 to 69	169	287	357	370	327	158	93%
70 to 74	114	185	242	235	217	103	90%
75 to 79	99	110	165	191	163	64	65%
80 to 84	105	87	131	150	118	13	12%
85 and over	103	102	104	144	142	39	38%
Median Age	37.7	39.7	40.5	41.4	41.8	4.1	11%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,071</b>	<b>5,137</b>	<b>5,253</b>	<b>5,413</b>	<b>5,142</b>	<b>71</b>	<b>1%</b>
Hispanic	1,273	1,623	1,933	2,284	2,429	1,156	91%
Non-Hispanic	3,798	3,514	3,320	3,129	2,713	-1,085	-29%
White	2,831	2,382	2,020	1,654	1,183	-1,648	-58%
Black	474	601	720	845	905	431	91%
American Indian	18	18	19	19	16	-2	-11%
Asian	176	207	234	264	271	95	54%
Hawaiian / Pacific Islander	27	29	30	30	29	2	7%
Other	31	31	33	34	32	1	3%
Two or More Races	241	246	264	283	277	36	15%

## GROWTH TRENDS IN TOTAL POPULATION



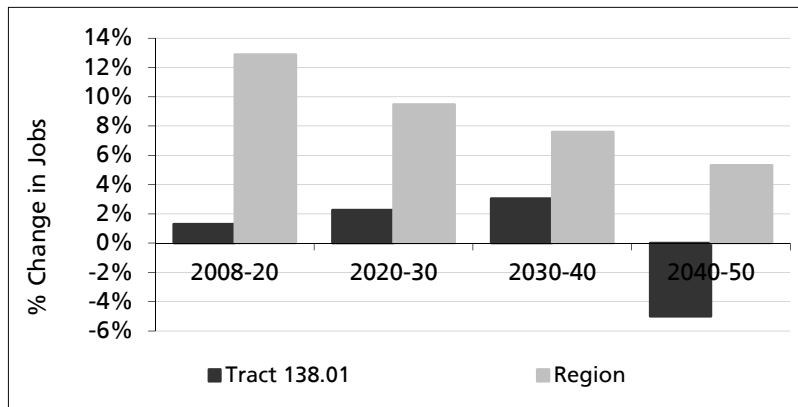
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>790</b>	<b>803</b>	<b>803</b>	<b>803</b>	<b>952</b>	<b>162</b>	<b>21%</b>
Civilian Jobs	790	803	803	803	952	162	21%
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>618</b>	<b>618</b>	<b>618</b>	<b>618</b>	<b>618</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>604</b>	<b>608</b>	<b>608</b>	<b>609</b>	<b>615</b>	<b>11</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	333	337	337	337	341	8	2%
Multiple Family	12	12	12	12	7	-5	-40%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	24	24	24	24	31	7	31%
Office	2	2	2	2	2	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	197	197	197	197	197	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	23	0	0%
<b>Vacant Developable Acres</b>	<b>11</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>-11</b>	<b>-96%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	10	6	6	6	0	-9	-96%
Multiple Family	1	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	1	0	-1	-93%
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>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>22.3</b>	<b>22.4</b>	<b>22.4</b>	<b>22.4</b>	<b>22.2</b>	<b>-0.1</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.9</b>	<b>4.9</b>	<b>4.9</b>	<b>5.0</b>	<b>4.5</b>	<b>-0.4</b>	<b>-9%</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).