

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 4.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,390</b>	<b>3,546</b>	<b>5,427</b>	<b>7,045</b>	<b>7,581</b>	<b>4,191</b>	<b>124%</b>
Household Population	2,971	2,990	4,580	5,866	6,166	3,195	108%
Group Quarters Population	419	556	847	1,179	1,415	996	238%
Civilian	419	556	847	1,179	1,415	996	238%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,260</b>	<b>2,216</b>	<b>3,269</b>	<b>3,967</b>	<b>4,123</b>	<b>1,863</b>	<b>82%</b>
Single Family	250	202	58	38	38	-212	-85%
Multiple Family	2,010	2,014	3,211	3,929	4,085	2,075	103%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,099</b>	<b>2,077</b>	<b>3,129</b>	<b>3,815</b>	<b>3,965</b>	<b>1,866</b>	<b>89%</b>
Single Family	224	173	50	32	32	-192	-86%
Multiple Family	1,875	1,904	3,079	3,783	3,933	2,058	110%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.1%</b>	<b>6.3%</b>	<b>4.3%</b>	<b>3.8%</b>	<b>3.8%</b>	<b>-3.3</b>	<b>-46%</b>
Single Family	10.4%	14.4%	13.8%	15.8%	15.8%	5.4	52%
Multiple Family	6.7%	5.5%	4.1%	3.7%	3.7%	-3.0	-45%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.42</b>	<b>1.44</b>	<b>1.46</b>	<b>1.54</b>	<b>1.56</b>	<b>0.14</b>	<b>10%</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	293	257	223	204	197	-96	-33%
\$15,000-\$29,999	449	413	388	385	378	-71	-16%
\$30,000-\$44,999	462	410	427	441	445	-17	-4%
\$45,000-\$59,999	341	330	379	411	417	76	22%
\$60,000-\$74,999	205	204	324	401	418	213	104%
\$75,000-\$99,999	178	220	424	545	571	393	221%
\$100,000-\$124,999	85	124	317	419	438	353	415%
\$125,000-\$149,999	44	50	218	329	360	316	718%
\$150,000-\$199,999	20	43	181	293	324	304	1520%
\$200,000 or more	22	26	248	387	417	395	1795%
Total Households	2,099	2,077	3,129	3,815	3,965	1,866	89%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$39,984	\$43,482	\$66,829	\$78,005	\$80,582	\$40,598	102%

**\*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.

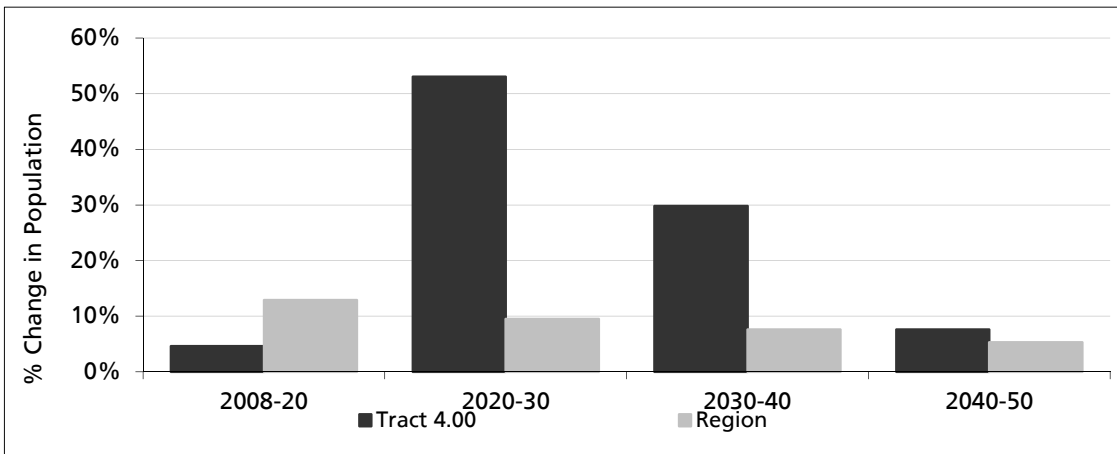
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,390</b>	<b>3,546</b>	<b>5,427</b>	<b>7,045</b>	<b>7,581</b>	<b>4,191</b>	<b>124%</b>
Under 5	231	232	363	468	503	272	118%
5 to 9	263	277	431	570	591	328	125%
10 to 14	120	147	224	291	328	208	173%
15 to 17	86	90	143	200	234	148	172%
18 to 19	34	36	61	79	93	59	174%
20 to 24	110	115	207	269	306	196	178%
25 to 29	179	220	325	407	450	271	151%
30 to 34	583	649	920	1,264	1,321	738	127%
35 to 39	588	491	882	1,145	1,195	607	103%
40 to 44	313	266	431	535	626	313	100%
45 to 49	232	188	224	353	388	156	67%
50 to 54	157	140	175	249	258	101	64%
55 to 59	131	145	163	162	215	84	64%
60 to 61	64	78	95	82	113	49	77%
62 to 64	73	117	148	171	184	111	152%
65 to 69	80	150	253	284	265	185	231%
70 to 74	66	118	201	208	182	116	176%
75 to 79	23	27	62	91	97	74	322%
80 to 84	25	26	61	100	90	65	260%
85 and over	32	34	58	117	142	110	344%
Median Age	35.8	35.1	35.2	34.9	34.9	-0.9	-3%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,390</b>	<b>3,546</b>	<b>5,427</b>	<b>7,045</b>	<b>7,581</b>	<b>4,191</b>	<b>124%</b>
Hispanic	619	807	1,364	2,010	2,419	1,800	291%
Non-Hispanic	2,771	2,739	4,063	5,035	5,162	2,391	86%
White	2,265	2,191	3,203	3,880	3,857	1,592	70%
Black	145	151	219	262	266	121	83%
American Indian	14	13	17	21	22	8	57%
Asian	214	248	405	574	682	468	219%
Hawaiian / Pacific Islander	15	17	27	33	37	22	147%
Other	7	6	8	10	12	5	71%
Two or More Races	111	113	184	255	286	175	158%

## GROWTH TRENDS IN TOTAL POPULATION



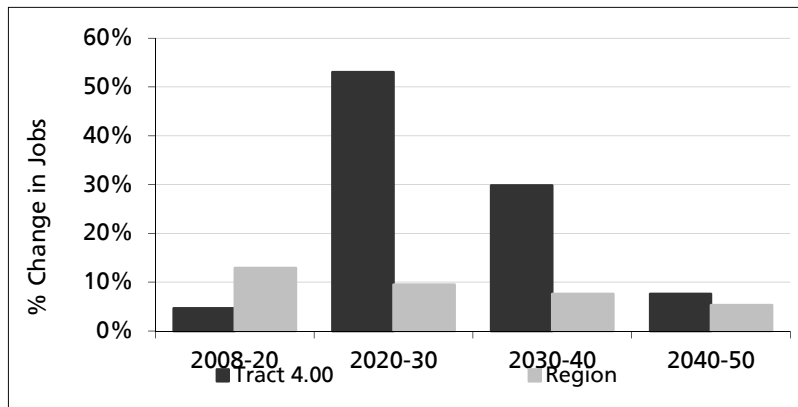
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>11,747</b>	<b>12,576</b>	<b>13,388</b>	<b>13,633</b>	<b>13,770</b>	<b>2,023</b>	<b>17%</b>
Civilian Jobs	11,747	12,576	13,388	13,633	13,770	2,023	17%
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>307</b>	<b>307</b>	<b>307</b>	<b>307</b>	<b>307</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>300</b>	<b>302</b>	<b>305</b>	<b>306</b>	<b>307</b>	<b>6</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	20	17	7	5	5	-15	-76%
Multiple Family	43	40	48	50	50	7	17%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	8	23	29	29	29	--
Industrial	5	5	3	3	3	-2	-34%
Commercial/Services	79	75	68	64	64	-16	-20%
Office	4	8	7	5	6	2	47%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	85	85	85	85	85	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	54	54	54	54	54	0	0%
<b>Vacant Developable Acres</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>-6</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	2	1	0	0	-3	-100%
Office	2	1	1	0	0	-2	-99%
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>120.1</b>	<b>124.2</b>	<b>135.4</b>	<b>141.3</b>	<b>142.0</b>	<b>21.9</b>	<b>18%</b>
<b>Residential Density<sup>4</sup></b>	<b>35.7</b>	<b>36.0</b>	<b>48.6</b>	<b>56.2</b>	<b>58.4</b>	<b>22.7</b>	<b>64%</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).