

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 30.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,069</b>	<b>4,209</b>	<b>4,178</b>	<b>4,203</b>	<b>4,168</b>	<b>99</b>	<b>2%</b>
Household Population	4,069	4,209	4,178	4,203	4,168	99	2%
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>1,223</b>	<b>1,280</b>	<b>1,285</b>	<b>1,303</b>	<b>1,313</b>	<b>90</b>	<b>7%</b>
Single Family	1,223	1,280	1,273	1,245	1,245	22	2%
Multiple Family	0	0	12	58	68	68	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,181</b>	<b>1,221</b>	<b>1,228</b>	<b>1,243</b>	<b>1,251</b>	<b>70</b>	<b>6%</b>
Single Family	1,181	1,221	1,218	1,191	1,193	12	1%
Multiple Family	0	0	10	52	58	58	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>4.6%</b>	<b>4.4%</b>	<b>4.6%</b>	<b>4.7%</b>	<b>1.3</b>	<b>38%</b>
Single Family	3.4%	4.6%	4.3%	4.3%	4.2%	0.8	24%
Multiple Family	0.0%	0.0%	16.7%	10.3%	14.7%	14.7	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.45</b>	<b>3.45</b>	<b>3.40</b>	<b>3.38</b>	<b>3.33</b>	<b>-0.12</b>	<b>-3%</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.

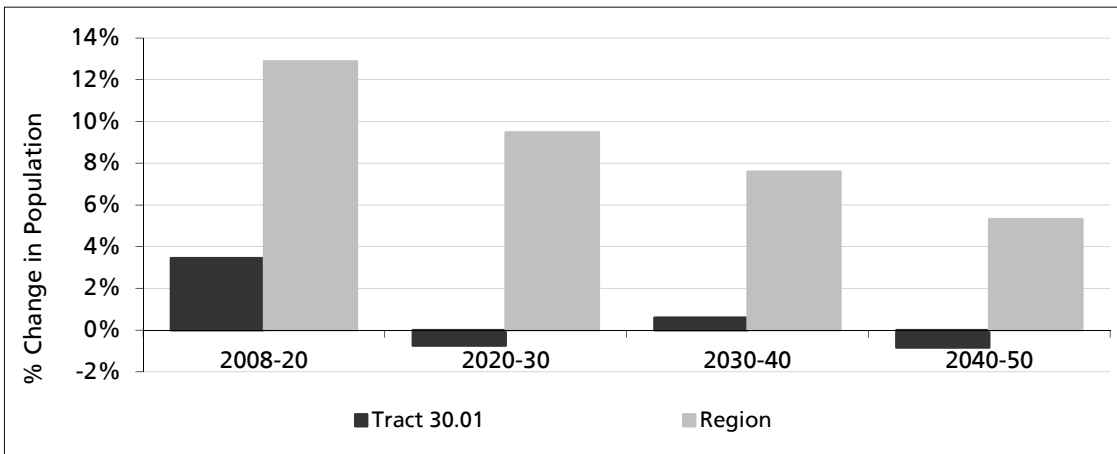
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,069</b>	<b>4,209</b>	<b>4,178</b>	<b>4,203</b>	<b>4,168</b>	<b>99</b>	<b>2%</b>
Under 5	366	364	347	351	365	-1	0%
5 to 9	400	361	342	325	302	-98	-25%
10 to 14	353	366	315	260	240	-113	-32%
15 to 17	287	244	230	217	197	-90	-31%
18 to 19	155	104	112	104	112	-43	-28%
20 to 24	387	357	352	339	325	-62	-16%
25 to 29	361	326	238	256	240	-121	-34%
30 to 34	318	268	232	246	232	-86	-27%
35 to 39	236	185	216	165	188	-48	-20%
40 to 44	178	151	145	102	94	-84	-47%
45 to 49	204	195	147	162	148	-56	-27%
50 to 54	167	170	135	152	150	-17	-10%
55 to 59	143	220	191	188	212	69	48%
60 to 61	49	96	86	80	97	48	98%
62 to 64	70	149	153	138	111	41	59%
65 to 69	136	237	293	259	218	82	60%
70 to 74	162	240	370	385	335	173	107%
75 to 79	60	93	139	210	210	150	250%
80 to 84	25	47	77	150	188	163	652%
85 and over	12	36	58	114	204	192	1600%
Median Age	26.2	29.7	33.3	35.1	36.9	10.7	41%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,069</b>	<b>4,209</b>	<b>4,178</b>	<b>4,203</b>	<b>4,168</b>	<b>99</b>	<b>2%</b>
Hispanic	1,478	1,772	1,922	2,140	2,386	908	61%
Non-Hispanic	2,591	2,437	2,256	2,063	1,782	-809	-31%
White	206	175	157	131	93	-113	-55%
Black	2,044	1,926	1,738	1,540	1,327	-717	-35%
American Indian	8	5	11	13	0	-8	-100%
Asian	171	167	175	192	182	11	6%
Hawaiian / Pacific Islander	20	12	4	0	0	-20	-100%
Other	23	32	38	38	31	8	35%
Two or More Races	119	120	133	149	149	30	25%

## GROWTH TRENDS IN TOTAL POPULATION



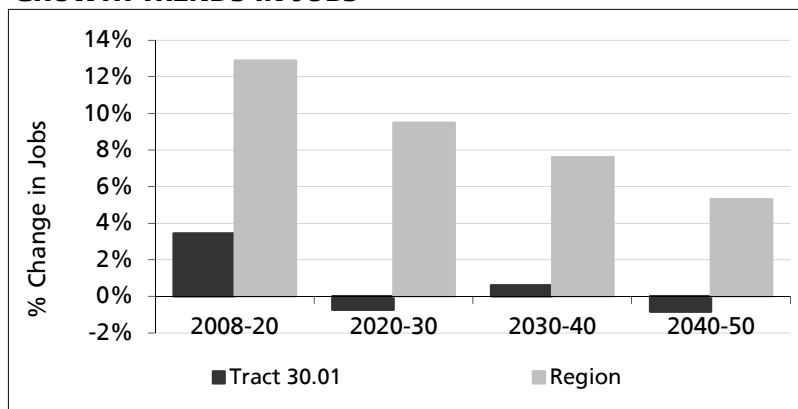
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>615</b>	<b>646</b>	<b>728</b>	<b>781</b>	<b>791</b>	<b>176</b>	<b>29%</b>
Civilian Jobs	615	646	728	781	791	176	29%
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>577</b>	<b>577</b>	<b>577</b>	<b>577</b>	<b>577</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>560</b>	<b>574</b>	<b>576</b>	<b>577</b>	<b>577</b>	<b>17</b>	<b>3%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	239	252	251	248	248	9	4%
Multiple Family	0	0	1	4	4	4	--
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	1	1	1	--
Industrial	42	43	45	46	46	4	9%
Commercial/Services	14	14	14	13	13	-1	-8%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	101	101	101	101	101	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	153	153	153	153	153	0	0%
<b>Vacant Developable Acres</b>	<b>17</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-17</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	13	0	0	0	0	-13	-99%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	3	1	0	0	-4	-99%
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>9.2</b>	<b>9.5</b>	<b>10.4</b>	<b>11.2</b>	<b>11.3</b>	<b>2.0</b>	<b>22%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.1</b>	<b>5.1</b>	<b>5.1</b>	<b>5.2</b>	<b>5.2</b>	<b>0.1</b>	<b>2%</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).