

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 26.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,112</b>	<b>6,111</b>	<b>5,629</b>	<b>7,824</b>	<b>8,403</b>	<b>2,291</b>	<b>37%</b>
Household Population	6,112	6,111	5,629	7,824	8,403	2,291	37%
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>1,667</b>	<b>1,671</b>	<b>1,526</b>	<b>2,100</b>	<b>2,283</b>	<b>616</b>	<b>37%</b>
Single Family	1,203	1,207	1,112	1,045	1,045	-158	-13%
Multiple Family	464	464	414	1,055	1,238	774	167%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,550</b>	<b>1,541</b>	<b>1,406</b>	<b>1,990</b>	<b>2,164</b>	<b>614</b>	<b>40%</b>
Single Family	1,118	1,140	1,054	1,006	1,010	-108	-10%
Multiple Family	432	401	352	984	1,154	722	167%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.0%</b>	<b>7.8%</b>	<b>7.9%</b>	<b>5.2%</b>	<b>5.2%</b>	<b>-1.8</b>	<b>-26%</b>
Single Family	7.1%	5.6%	5.2%	3.7%	3.3%	-3.8	-54%
Multiple Family	6.9%	13.6%	15.0%	6.7%	6.8%	-0.1	-1%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.94</b>	<b>3.97</b>	<b>4.00</b>	<b>3.93</b>	<b>3.88</b>	<b>-0.06</b>	<b>-2%</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.

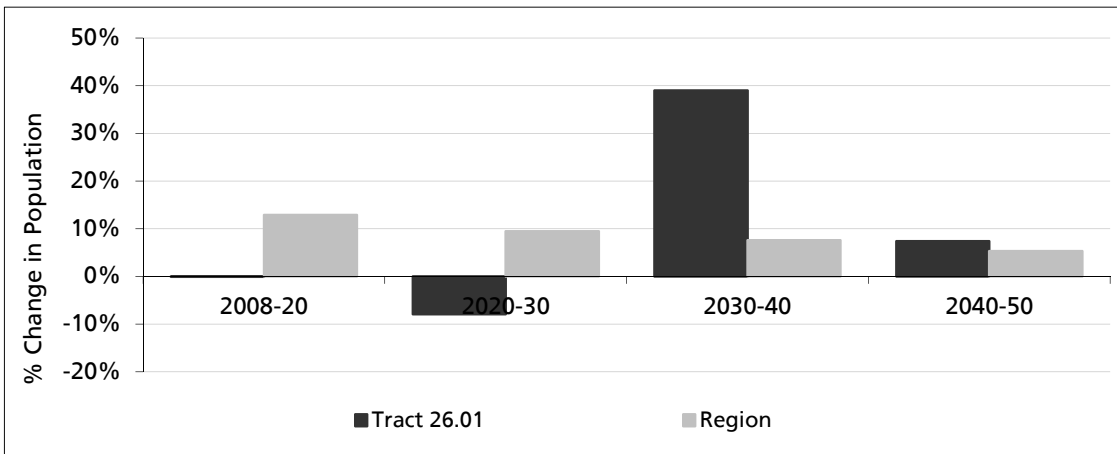
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,112</b>	<b>6,111</b>	<b>5,629</b>	<b>7,824</b>	<b>8,403</b>	<b>2,291</b>	<b>37%</b>
Under 5	579	521	443	616	618	39	7%
5 to 9	440	513	427	605	637	197	45%
10 to 14	618	715	602	805	880	262	42%
15 to 17	425	402	383	503	556	131	31%
18 to 19	262	207	229	292	319	57	22%
20 to 24	524	422	512	670	718	194	37%
25 to 29	479	442	382	556	555	76	16%
30 to 34	460	395	291	508	505	45	10%
35 to 39	563	501	477	651	745	182	32%
40 to 44	502	510	442	526	715	213	42%
45 to 49	365	374	312	454	486	121	33%
50 to 54	291	327	319	437	400	109	37%
55 to 59	203	254	238	313	351	148	73%
60 to 61	79	108	106	156	159	80	101%
62 to 64	79	133	137	209	213	134	170%
65 to 69	81	126	139	206	202	121	149%
70 to 74	57	74	92	145	154	97	170%
75 to 79	44	41	45	72	69	25	57%
80 to 84	42	33	41	80	90	48	114%
85 and over	19	13	12	20	31	12	63%
Median Age	27.2	28.1	27.9	28.8	29.3	2.1	8%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,112</b>	<b>6,111</b>	<b>5,629</b>	<b>7,824</b>	<b>8,403</b>	<b>2,291</b>	<b>37%</b>
Hispanic	4,044	4,466	4,364	6,316	6,947	2,903	72%
Non-Hispanic	2,068	1,645	1,265	1,508	1,456	-612	-30%
White	373	168	49	0	0	-373	-100%
Black	317	255	193	220	194	-123	-39%
American Indian	18	17	11	13	11	-7	-39%
Asian	1,206	1,077	903	1,134	1,114	-92	-8%
Hawaiian / Pacific Islander	4	5	6	8	8	4	100%
Other	3	3	2	2	2	-1	-33%
Two or More Races	147	120	101	131	127	-20	-14%

## GROWTH TRENDS IN TOTAL POPULATION



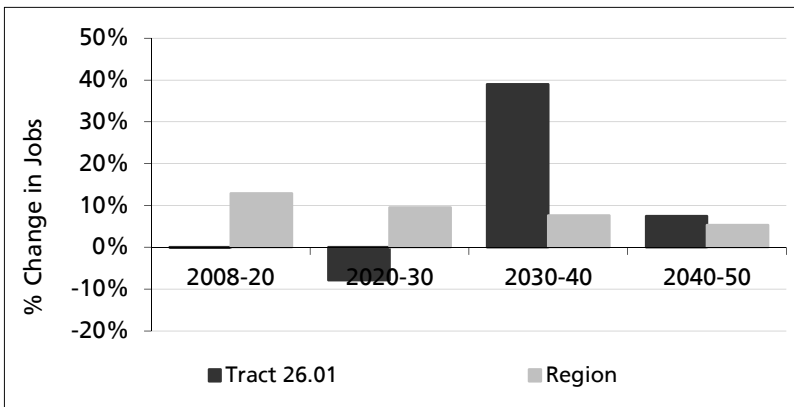
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>863</b>	<b>863</b>	<b>1,156</b>	<b>1,452</b>	<b>1,452</b>	<b>589</b>	<b>68%</b>
Civilian Jobs	863	863	1,156	1,452	1,452	589	68%
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>204</b>	<b>204</b>	<b>204</b>	<b>204</b>	<b>204</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>203</b>	<b>203</b>	<b>203</b>	<b>203</b>	<b>203</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	87	88	82	77	77	-10	-11%
Multiple Family	11	11	9	7	7	-3	-31%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	10	27	27	27	--
Industrial	1	1	1	1	1	-1	-54%
Commercial/Services	13	13	11	2	2	-12	-88%
Office	1	1	1	0	0	-1	-100%
Schools	19	19	19	19	19	0	0%
Roads and Freeways	57	57	57	57	57	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	15	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-86%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-84%
Multiple Family	0	0	0	0	0	0	0%
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>25.2</b>	<b>25.2</b>	<b>31.0</b>	<b>42.0</b>	<b>42.0</b>	<b>16.8</b>	<b>66%</b>
<b>Residential Density<sup>4</sup></b>	<b>17.1</b>	<b>17.0</b>	<b>16.0</b>	<b>21.5</b>	<b>23.3</b>	<b>6.3</b>	<b>37%</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).