

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 124.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,276</b>	<b>3,322</b>	<b>3,418</b>	<b>3,594</b>	<b>4,134</b>	<b>858</b>	<b>26%</b>
Household Population	3,137	3,161	3,213	3,327	3,827	690	22%
Group Quarters Population	139	161	205	267	307	168	121%
Civilian	139	161	205	267	307	168	121%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,357</b>	<b>1,298</b>	<b>1,301</b>	<b>1,323</b>	<b>1,490</b>	<b>133</b>	<b>10%</b>
Single Family	334	337	351	403	441	107	32%
Multiple Family	857	857	857	857	1,004	147	17%
Mobile Homes	166	104	93	63	45	-121	-73%
<b>Occupied Housing Units</b>	<b>1,232</b>	<b>1,229</b>	<b>1,242</b>	<b>1,267</b>	<b>1,427</b>	<b>195</b>	<b>16%</b>
Single Family	292	307	324	379	415	123	42%
Multiple Family	778	823	829	829	970	192	25%
Mobile Homes	162	99	89	59	42	-120	-74%
<b>Vacancy Rate</b>	<b>9.2%</b>	<b>5.3%</b>	<b>4.5%</b>	<b>4.2%</b>	<b>4.2%</b>	<b>-5.0</b>	<b>-54%</b>
Single Family	12.6%	8.9%	7.7%	6.0%	5.9%	-6.7	-53%
Multiple Family	9.2%	4.0%	3.3%	3.3%	3.4%	-5.8	-63%
Mobile Homes	2.4%	4.8%	4.3%	6.3%	0.0%	-2.4	-100%
<b>Persons per Household</b>	<b>2.55</b>	<b>2.57</b>	<b>2.59</b>	<b>2.63</b>	<b>2.68</b>	<b>0.13</b>	<b>5%</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.

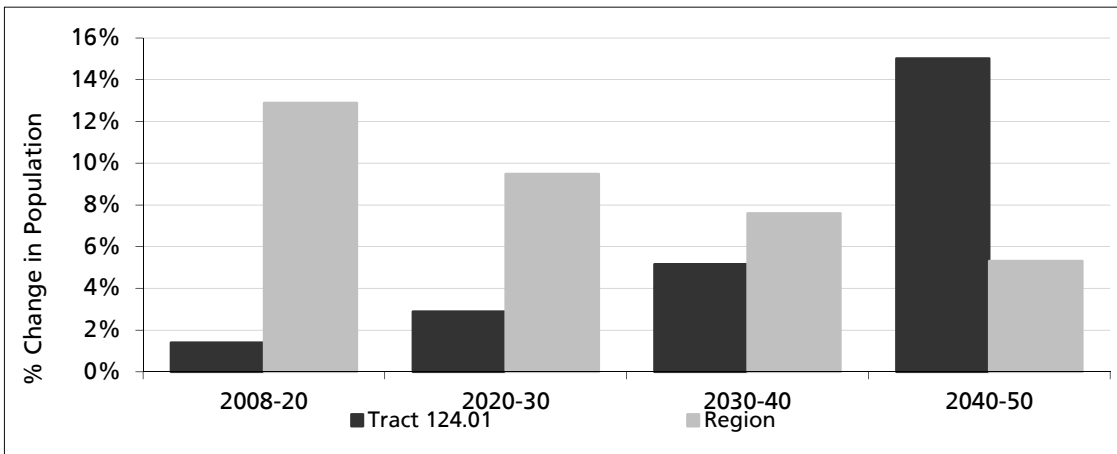
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,276</b>	<b>3,322</b>	<b>3,418</b>	<b>3,594</b>	<b>4,134</b>	<b>858</b>	<b>26%</b>
Under 5	341	307	295	297	315	-26	-8%
5 to 9	266	291	283	274	297	31	12%
10 to 14	284	296	276	277	311	27	10%
15 to 17	188	167	168	163	184	-4	-2%
18 to 19	102	80	84	86	95	-7	-7%
20 to 24	260	231	270	263	297	37	14%
25 to 29	304	309	296	318	343	39	13%
30 to 34	321	298	250	307	327	6	2%
35 to 39	265	227	248	249	292	27	10%
40 to 44	152	143	136	129	177	25	16%
45 to 49	143	126	107	136	170	27	19%
50 to 54	154	172	178	189	204	50	32%
55 to 59	143	190	194	181	239	96	67%
60 to 61	46	62	66	69	93	47	102%
62 to 64	63	95	104	104	122	59	94%
65 to 69	100	164	212	219	230	130	130%
70 to 74	43	63	92	104	131	88	205%
75 to 79	21	24	53	64	72	51	243%
80 to 84	45	38	62	90	110	65	144%
85 and over	35	39	44	75	125	90	257%
Median Age	28.2	29.7	30.7	31.9	33.4	5.2	18%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,276</b>	<b>3,322</b>	<b>3,418</b>	<b>3,594</b>	<b>4,134</b>	<b>858</b>	<b>26%</b>
Hispanic	1,925	2,060	2,183	2,360	2,769	844	44%
Non-Hispanic	1,351	1,262	1,235	1,234	1,365	14	1%
White	754	676	643	626	686	-68	-9%
Black	230	228	228	226	243	13	6%
American Indian	15	11	9	8	3	-12	-80%
Asian	216	221	232	249	294	78	36%
Hawaiian / Pacific Islander	33	27	23	20	18	-15	-45%
Other	9	7	6	6	5	-4	-44%
Two or More Races	94	92	94	99	116	22	23%

## GROWTH TRENDS IN TOTAL POPULATION



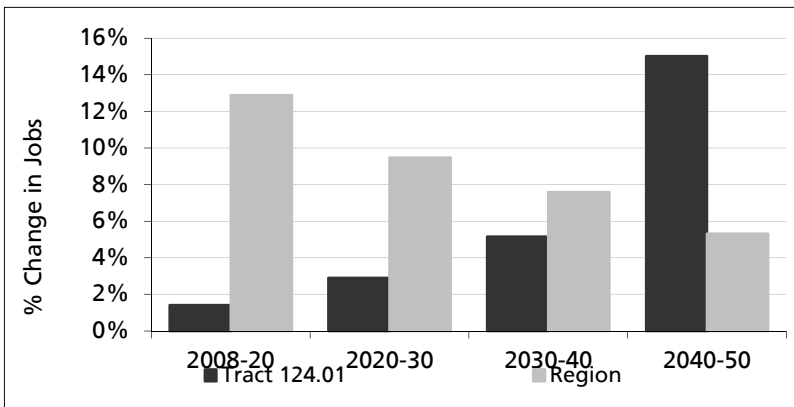
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,110</b>	<b>2,386</b>	<b>2,654</b>	<b>2,862</b>	<b>2,916</b>	<b>806</b>	<b>38%</b>
Civilian Jobs	2,110	2,386	2,654	2,862	2,916	806	38%
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>372</b>	<b>372</b>	<b>372</b>	<b>372</b>	<b>372</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>353</b>	<b>359</b>	<b>364</b>	<b>368</b>	<b>371</b>	<b>18</b>	<b>5%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	51	51	53	51	61	10	19%
Multiple Family	28	28	28	28	31	3	10%
Mobile Homes	12	12	11	12	3	-9	-74%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	1	4	4	4	--
Industrial	52	56	56	56	56	4	7%
Commercial/Services	53	55	59	60	60	8	14%
Office	4	4	4	4	4	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	120	120	120	120	120	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	34	34	34	34	34	0	0%
<b>Vacant Developable Acres</b>	<b>19</b>	<b>13</b>	<b>8</b>	<b>4</b>	<b>1</b>	<b>-18</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	4	4	4	1	-3	-86%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	0	0	0	0	-4	-100%
Commercial/Services	11	9	4	0	0	-11	-100%
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>19.5</b>	<b>21.0</b>	<b>22.3</b>	<b>23.6</b>	<b>24.1</b>	<b>4.6</b>	<b>23%</b>
<b>Residential Density<sup>4</sup></b>	<b>14.8</b>	<b>14.2</b>	<b>14.1</b>	<b>14.2</b>	<b>15.4</b>	<b>0.6</b>	<b>4%</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).