

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 25.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,682</b>	<b>5,785</b>	<b>5,694</b>	<b>6,477</b>	<b>6,498</b>	<b>816</b>	<b>14%</b>
Household Population	5,656	5,747	5,647	6,421	6,429	773	14%
Group Quarters Population	26	38	47	56	69	43	165%
Civilian	26	38	47	56	69	43	165%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,579</b>	<b>1,611</b>	<b>1,541</b>	<b>1,775</b>	<b>1,775</b>	<b>196</b>	<b>12%</b>
Single Family	1,189	1,211	1,171	1,149	1,149	-40	-3%
Multiple Family	390	400	370	626	626	236	61%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,464</b>	<b>1,480</b>	<b>1,426</b>	<b>1,653</b>	<b>1,671</b>	<b>207</b>	<b>14%</b>
Single Family	1,087	1,136	1,110	1,095	1,103	16	1%
Multiple Family	377	344	316	558	568	191	51%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.3%</b>	<b>8.1%</b>	<b>7.5%</b>	<b>6.9%</b>	<b>5.9%</b>	<b>-1.4</b>	<b>-19%</b>
Single Family	8.6%	6.2%	5.2%	4.7%	4.0%	-4.6	-53%
Multiple Family	3.3%	14.0%	14.6%	10.9%	9.3%	6.0	182%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.86</b>	<b>3.88</b>	<b>3.96</b>	<b>3.88</b>	<b>3.85</b>	<b>-0.01</b>	<b>0%</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	354	300	249	214	206	-148	-42%
\$15,000-\$29,999	420	409	377	365	365	-55	-13%
\$30,000-\$44,999	282	285	275	303	303	21	7%
\$45,000-\$59,999	199	231	242	280	280	81	41%
\$60,000-\$74,999	72	107	131	186	188	116	161%
\$75,000-\$99,999	73	86	96	176	193	120	164%
\$100,000-\$124,999	46	48	42	75	82	36	78%
\$125,000-\$149,999	14	14	14	33	33	19	136%
\$150,000-\$199,999	0	0	0	16	16	16	0%
\$200,000 or more	4	0	0	5	5	1	25%
Total Households	1,464	1,480	1,426	1,653	1,671	207	14%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$28,500	\$31,632	\$34,745	\$42,252	\$43,094	\$14,594	51%

**\*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.

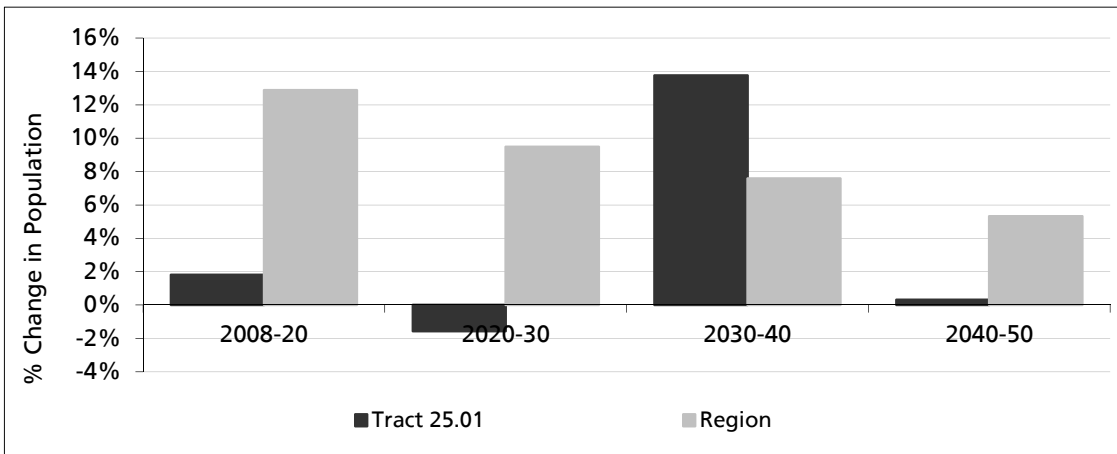
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,682</b>	<b>5,785</b>	<b>5,694</b>	<b>6,477</b>	<b>6,498</b>	<b>816</b>	<b>14%</b>
Under 5	616	569	533	602	564	-52	-8%
5 to 9	429	521	478	555	546	117	27%
10 to 14	484	576	542	603	616	132	27%
15 to 17	311	297	303	327	337	26	8%
18 to 19	214	177	208	221	231	17	8%
20 to 24	461	389	484	516	518	57	12%
25 to 29	573	551	497	595	551	-22	-4%
30 to 34	501	456	373	505	468	-33	-7%
35 to 39	485	435	450	492	525	40	8%
40 to 44	430	436	412	405	512	82	19%
45 to 49	370	399	365	444	440	70	19%
50 to 54	271	270	269	294	251	-20	-7%
55 to 59	204	238	225	232	247	43	21%
60 to 61	58	84	97	115	119	61	105%
62 to 64	83	126	123	141	133	50	60%
65 to 69	85	142	181	222	209	124	146%
70 to 74	51	66	86	112	120	69	135%
75 to 79	21	20	29	39	44	23	110%
80 to 84	25	25	32	49	55	30	120%
85 and over	10	8	7	8	12	2	20%
Median Age	27.8	28.3	28.0	28.5	29.0	1.2	4%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,682</b>	<b>5,785</b>	<b>5,694</b>	<b>6,477</b>	<b>6,498</b>	<b>816</b>	<b>14%</b>
Hispanic	3,682	4,244	4,493	5,352	5,496	1,814	49%
Non-Hispanic	2,000	1,541	1,201	1,125	1,002	-998	-50%
White	584	277	86	0	0	-584	-100%
Black	448	374	306	288	236	-212	-47%
American Indian	4	4	4	4	4	0	0%
Asian	808	753	684	705	647	-161	-20%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	1	1	1	1	0	-1	-100%
Two or More Races	154	131	119	126	114	-40	-26%

## GROWTH TRENDS IN TOTAL POPULATION



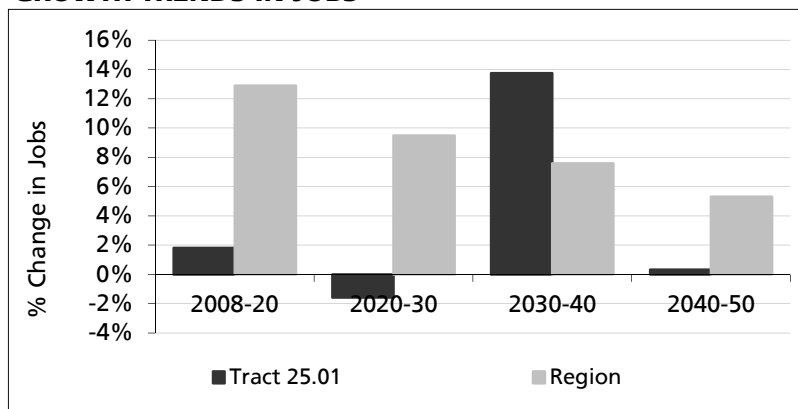
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>270</b>	<b>270</b>	<b>420</b>	<b>503</b>	<b>503</b>	<b>233</b>	<b>86%</b>
Civilian Jobs	270	270	420	503	503	233	86%
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>242</b>	<b>242</b>	<b>242</b>	<b>242</b>	<b>242</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>237</b>	<b>240</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>5</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	110	112	110	108	108	-2	-2%
Multiple Family	14	15	14	14	14	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	5	8	8	8	--
Industrial	1	1	1	0	0	-1	-100%
Commercial/Services	2	2	2	2	2	0	-14%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	73	73	73	73	73	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	30	0	0%
<b>Vacant Developable Acres</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-5</b>	<b>-85%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	2	1	1	1	-4	-86%
Multiple Family	0	0	0	0	0	0	-100%
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>27.9</b>	<b>27.9</b>	<b>34.9</b>	<b>41.2</b>	<b>41.2</b>	<b>13.3</b>	<b>48%</b>
<b>Residential Density<sup>4</sup></b>	<b>12.7</b>	<b>12.7</b>	<b>12.2</b>	<b>14.1</b>	<b>14.1</b>	<b>1.4</b>	<b>11%</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).