

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 170.52**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,682</b>	<b>4,969</b>	<b>5,007</b>	<b>5,092</b>	<b>5,167</b>	<b>485</b>	<b>10%</b>
Household Population	4,682	4,969	5,007	5,092	5,167	485	10%
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>2,281</b>	<b>2,281</b>	<b>2,281</b>	<b>2,281</b>	<b>2,281</b>	<b>0</b>	<b>0%</b>
Single Family	1,191	1,191	1,191	1,191	1,191	0	0%
Multiple Family	1,090	1,090	1,090	1,090	1,090	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,097</b>	<b>2,206</b>	<b>2,212</b>	<b>2,214</b>	<b>2,219</b>	<b>122</b>	<b>6%</b>
Single Family	1,149	1,158	1,160	1,161	1,163	14	1%
Multiple Family	948	1,048	1,052	1,053	1,056	108	11%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.1%</b>	<b>3.3%</b>	<b>3.0%</b>	<b>2.9%</b>	<b>2.7%</b>	<b>-5.4</b>	<b>-67%</b>
Single Family	3.5%	2.8%	2.6%	2.5%	2.4%	-1.1	-31%
Multiple Family	13.0%	3.9%	3.5%	3.4%	3.1%	-9.9	-76%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.23</b>	<b>2.25</b>	<b>2.26</b>	<b>2.30</b>	<b>2.33</b>	<b>0.10</b>	<b>4%</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	150	113	81	65	55	-95	-63%
\$15,000-\$29,999	279	203	155	124	102	-177	-63%
\$30,000-\$44,999	277	227	181	143	120	-157	-57%
\$45,000-\$59,999	302	298	268	240	220	-82	-27%
\$60,000-\$74,999	284	285	271	250	234	-50	-18%
\$75,000-\$99,999	293	303	301	291	277	-16	-5%
\$100,000-\$124,999	182	203	225	232	232	50	27%
\$125,000-\$149,999	126	210	255	270	280	154	122%
\$150,000-\$199,999	91	240	301	374	431	340	374%
\$200,000 or more	113	124	174	225	268	155	137%
Total Households	2,097	2,206	2,212	2,214	2,219	122	6%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$62,139	\$73,789	\$87,458	\$99,485	\$110,938	\$48,799	79%

**\*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.

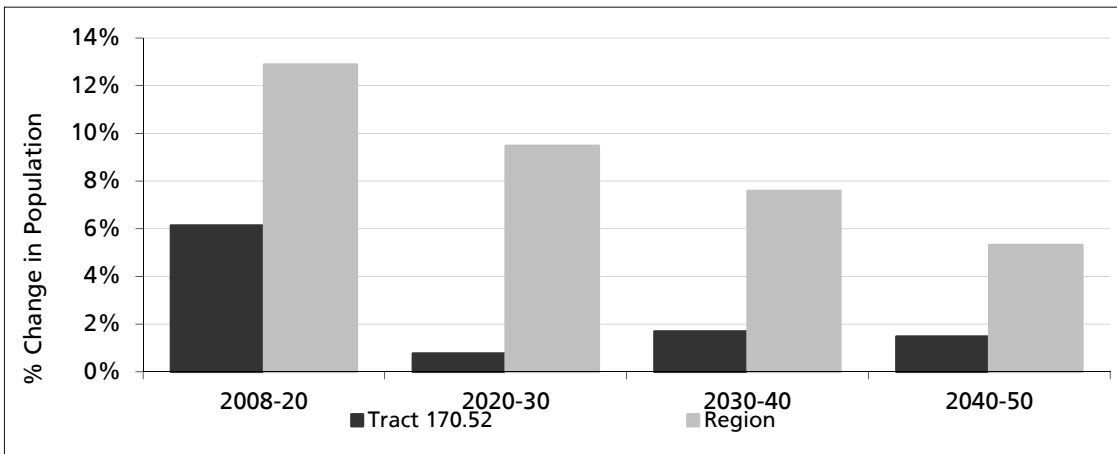
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,682</b>	<b>4,969</b>	<b>5,007</b>	<b>5,092</b>	<b>5,167</b>	<b>485</b>	<b>10%</b>
Under 5	261	241	235	199	228	-33	-13%
5 to 9	277	220	244	237	264	-13	-5%
10 to 14	211	244	233	265	237	26	12%
15 to 17	169	170	122	115	148	-21	-12%
18 to 19	107	67	81	78	77	-30	-28%
20 to 24	243	282	294	303	313	70	29%
25 to 29	279	323	285	276	300	21	8%
30 to 34	250	279	286	293	293	43	17%
35 to 39	395	317	338	348	350	-45	-11%
40 to 44	298	287	262	300	324	26	9%
45 to 49	305	269	222	257	280	-25	-8%
50 to 54	317	288	258	274	281	-36	-11%
55 to 59	310	333	289	266	296	-14	-5%
60 to 61	118	143	86	86	109	-9	-8%
62 to 64	142	243	178	163	170	28	20%
65 to 69	234	386	411	313	275	41	18%
70 to 74	174	326	391	316	287	113	65%
75 to 79	223	229	345	393	314	91	41%
80 to 84	208	179	287	357	296	88	42%
85 and over	161	143	160	253	325	164	102%
Median Age	42.5	46.0	47.8	47.6	45.9	3.4	8%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,682</b>	<b>4,969</b>	<b>5,007</b>	<b>5,092</b>	<b>5,167</b>	<b>485</b>	<b>10%</b>
Hispanic	433	503	548	604	645	212	49%
Non-Hispanic	4,249	4,466	4,459	4,488	4,522	273	6%
White	3,078	3,061	2,942	2,860	2,799	-279	-9%
Black	132	140	159	185	195	63	48%
American Indian	16	29	30	27	29	13	81%
Asian	851	998	1,049	1,102	1,157	306	36%
Hawaiian / Pacific Islander	19	33	50	60	66	47	247%
Other	4	10	10	10	12	8	200%
Two or More Races	149	195	219	244	264	115	77%

## GROWTH TRENDS IN TOTAL POPULATION



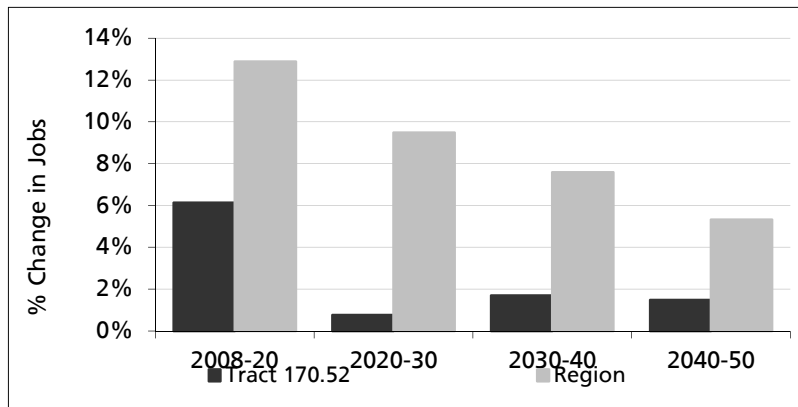
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>540</b>	<b>571</b>	<b>598</b>	<b>613</b>	<b>650</b>	<b>110</b>	<b>20%</b>
Civilian Jobs	540	571	598	613	650	110	20%
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>493</b>	<b>493</b>	<b>493</b>	<b>493</b>	<b>493</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>479</b>	<b>482</b>	<b>485</b>	<b>486</b>	<b>490</b>	<b>11</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	164	164	164	164	164	0	0%
Multiple Family	62	62	62	62	62	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	132	132	132	132	132	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	3	6	8	11	11	--
Roads and Freeways	62	62	62	62	62	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	58	58	58	58	58	0	0%
<b>Vacant Developable Acres</b>	<b>11</b>	<b>8</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>-11</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
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	11	8	5	3	0	-11	-100%
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>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>4.1</b>	<b>4.2</b>	<b>4.3</b>	<b>4.4</b>	<b>4.5</b>	<b>0.5</b>	<b>11%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.1</b>	<b>10.1</b>	<b>10.1</b>	<b>10.1</b>	<b>10.1</b>	<b>0.0</b>	<b>0%</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).