

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 154.05**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,740</b>	<b>5,895</b>	<b>6,290</b>	<b>6,443</b>	<b>6,706</b>	<b>966</b>	<b>17%</b>
Household Population	5,707	5,845	6,214	6,333	6,577	870	15%
Group Quarters Population	33	50	76	110	129	96	291%
Civilian	33	50	76	110	129	96	291%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,993</b>	<b>1,994</b>	<b>2,087</b>	<b>2,095</b>	<b>2,167</b>	<b>174</b>	<b>9%</b>
Single Family	1,557	1,558	1,651	1,659	1,731	174	11%
Multiple Family	335	335	335	335	335	0	0%
Mobile Homes	101	101	101	101	101	0	0%
<b>Occupied Housing Units</b>	<b>1,908</b>	<b>1,933</b>	<b>2,030</b>	<b>2,038</b>	<b>2,112</b>	<b>204</b>	<b>11%</b>
Single Family	1,483	1,517	1,616	1,624	1,694	211	14%
Multiple Family	333	323	321	321	321	-12	-4%
Mobile Homes	92	93	93	93	97	5	5%
<b>Vacancy Rate</b>	<b>4.3%</b>	<b>3.1%</b>	<b>2.7%</b>	<b>2.7%</b>	<b>2.5%</b>	<b>-1.8</b>	<b>-42%</b>
Single Family	4.8%	2.6%	2.1%	2.1%	2.1%	-2.7	-56%
Multiple Family	0.6%	3.6%	4.2%	4.2%	4.2%	3.6	600%
Mobile Homes	8.9%	7.9%	7.9%	7.9%	0.0%	-8.9	-100%
<b>Persons per Household</b>	<b>2.99</b>	<b>3.02</b>	<b>3.06</b>	<b>3.11</b>	<b>3.11</b>	<b>0.12</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	143	119	107	91	77	-66	-46%
\$15,000-\$29,999	188	175	161	152	146	-42	-22%
\$30,000-\$44,999	242	213	191	177	167	-75	-31%
\$45,000-\$59,999	210	207	201	198	193	-17	-8%
\$60,000-\$74,999	235	228	222	214	213	-22	-9%
\$75,000-\$99,999	374	421	422	415	419	45	12%
\$100,000-\$124,999	204	244	286	288	306	102	50%
\$125,000-\$149,999	141	160	219	251	281	140	99%
\$150,000-\$199,999	84	98	119	139	176	92	110%
\$200,000 or more	87	68	102	113	134	47	54%
Total Households	1,908	1,933	2,030	2,038	2,112	204	11%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$70,915	\$76,455	\$82,879	\$86,265	\$90,513	\$19,598	28%

**\*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.

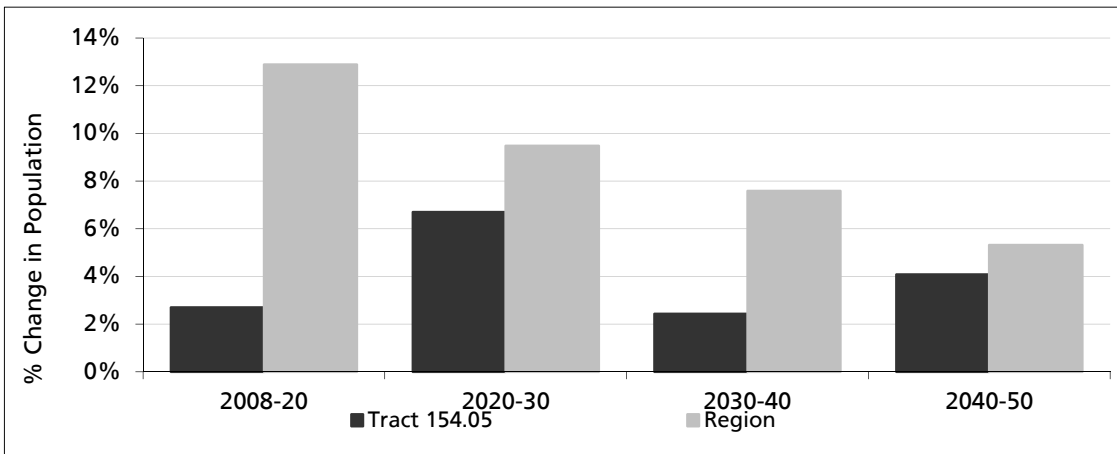
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,740</b>	<b>5,895</b>	<b>6,290</b>	<b>6,443</b>	<b>6,706</b>	<b>966</b>	<b>17%</b>
Under 5	346	333	359	377	398	52	15%
5 to 9	349	337	376	405	421	72	21%
10 to 14	351	353	373	407	430	79	23%
15 to 17	286	282	273	300	317	31	11%
18 to 19	175	153	144	143	154	-21	-12%
20 to 24	552	534	611	619	673	121	22%
25 to 29	361	429	443	451	483	122	34%
30 to 34	278	293	298	345	375	97	35%
35 to 39	265	195	243	255	265	0	0%
40 to 44	355	289	326	320	386	31	9%
45 to 49	412	307	269	345	367	-45	-11%
50 to 54	384	321	299	344	346	-38	-10%
55 to 59	407	422	355	307	387	-20	-5%
60 to 61	189	208	175	138	174	-15	-8%
62 to 64	242	350	313	280	290	48	20%
65 to 69	277	447	502	409	338	61	22%
70 to 74	199	337	445	386	329	130	65%
75 to 79	123	140	234	268	240	117	95%
80 to 84	101	81	151	185	148	47	47%
85 and over	88	84	101	159	185	97	110%
Median Age	38.2	40.7	40.4	38.4	36.9	-1.3	-3%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,740</b>	<b>5,895</b>	<b>6,290</b>	<b>6,443</b>	<b>6,706</b>	<b>966</b>	<b>17%</b>
Hispanic	762	1,051	1,349	1,644	2,049	1,287	169%
Non-Hispanic	4,978	4,844	4,941	4,799	4,657	-321	-6%
White	4,582	4,348	4,334	4,083	3,801	-781	-17%
Black	87	122	152	182	228	141	162%
American Indian	18	18	18	17	16	-2	-11%
Asian	88	129	173	221	277	189	215%
Hawaiian / Pacific Islander	17	24	30	34	39	22	129%
Other	14	14	16	18	19	5	36%
Two or More Races	172	189	218	244	277	105	61%

## GROWTH TRENDS IN TOTAL POPULATION



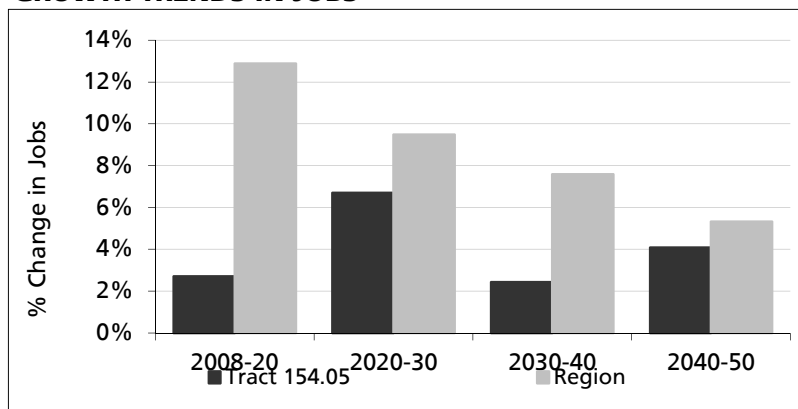
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>386</b>	<b>386</b>	<b>386</b>	<b>386</b>	<b>389</b>	<b>3</b>	<b>1%</b>
Civilian Jobs	386	386	386	386	389	3	1%
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>1,160</b>	<b>1,160</b>	<b>1,160</b>	<b>1,160</b>	<b>1,160</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,080</b>	<b>1,081</b>	<b>1,146</b>	<b>1,147</b>	<b>1,152</b>	<b>72</b>	<b>7%</b>
Low Density Single Family	17	19	19	19	19	1	6%
Single Family	816	816	895	896	901	85	10%
Multiple Family	18	18	18	18	18	0	0%
Mobile Homes	9	9	9	9	9	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	5	5	5	5	5	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	126	126	126	126	126	0	0%
Agricultural and Extractive <sup>2</sup>	14	14	0	0	0	-14	-100%
Parks and Military Use	62	62	62	62	62	0	0%
<b>Vacant Developable Acres</b>	<b>78</b>	<b>77</b>	<b>12</b>	<b>11</b>	<b>6</b>	<b>-72</b>	<b>-92%</b>
Low Density Single Family	1	0	0	0	0	-1	-100%
Single Family	71	71	7	6	1	-71	-99%
Multiple Family	5	5	5	5	5	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	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>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>22.8</b>	<b>22.8</b>	<b>22.8</b>	<b>22.8</b>	<b>23.0</b>	<b>0.2</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>2.3</b>	<b>2.3</b>	<b>2.2</b>	<b>2.2</b>	<b>2.3</b>	<b>0.0</b>	<b>-1%</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).