

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.41**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,653</b>	<b>9,562</b>	<b>9,653</b>	<b>10,592</b>	<b>11,470</b>	<b>3,817</b>	<b>50%</b>
Household Population	7,653	9,562	9,653	10,592	11,470	3,817	50%
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>3,834</b>	<b>4,394</b>	<b>4,394</b>	<b>4,778</b>	<b>5,111</b>	<b>1,277</b>	<b>33%</b>
Single Family	0	0	0	0	0	0	0%
Multiple Family	3,834	4,394	4,394	4,778	5,111	1,277	33%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>3,394</b>	<b>4,206</b>	<b>4,222</b>	<b>4,602</b>	<b>4,931</b>	<b>1,537</b>	<b>45%</b>
Single Family	0	0	0	0	0	0	0%
Multiple Family	3,394	4,206	4,222	4,602	4,931	1,537	45%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>11.5%</b>	<b>4.3%</b>	<b>3.9%</b>	<b>3.7%</b>	<b>3.5%</b>	<b>-8.0</b>	<b>-70%</b>
Single Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	11.5%	4.3%	3.9%	3.7%	3.5%	-8.0	-70%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.25</b>	<b>2.27</b>	<b>2.29</b>	<b>2.30</b>	<b>2.33</b>	<b>0.08</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	631	570	474	437	406	-225	-36%
\$15,000-\$29,999	412	417	345	319	299	-113	-27%
\$30,000-\$44,999	365	401	360	348	333	-32	-9%
\$45,000-\$59,999	432	495	463	465	457	25	6%
\$60,000-\$74,999	360	437	427	448	459	99	28%
\$75,000-\$99,999	452	628	640	699	743	291	64%
\$100,000-\$124,999	289	479	526	588	639	350	121%
\$125,000-\$149,999	176	321	389	471	542	366	208%
\$150,000-\$199,999	130	286	347	449	553	423	325%
\$200,000 or more	147	172	251	378	500	353	240%
Total Households	3,394	4,206	4,222	4,602	4,931	1,537	45%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$55,035	\$67,551	\$76,641	\$85,157	\$92,211	\$37,176	68%

**\*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.

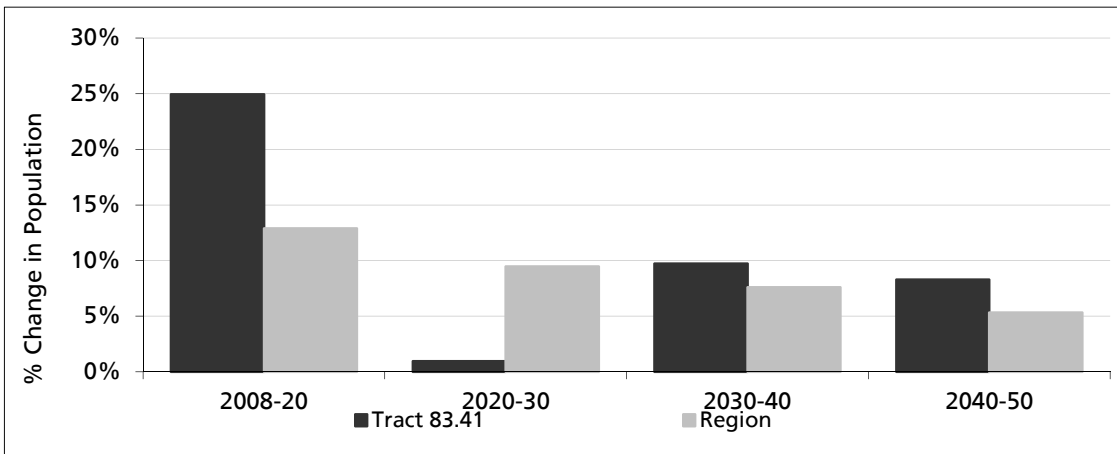
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,653</b>	<b>9,562</b>	<b>9,653</b>	<b>10,592</b>	<b>11,470</b>	<b>3,817</b>	<b>50%</b>
Under 5	547	644	618	644	666	119	22%
5 to 9	354	453	438	447	479	125	35%
10 to 14	111	149	136	142	156	45	41%
15 to 17	60	72	72	72	75	15	25%
18 to 19	32	36	35	37	41	9	28%
20 to 24	65	88	104	108	118	53	82%
25 to 29	1,491	1,986	2,055	2,239	2,420	929	62%
30 to 34	1,275	1,632	1,500	1,726	1,740	465	36%
35 to 39	1,127	1,155	1,267	1,335	1,384	257	23%
40 to 44	688	777	829	824	1,001	313	45%
45 to 49	423	448	400	491	556	133	31%
50 to 54	254	280	251	299	323	69	27%
55 to 59	263	391	332	305	379	116	44%
60 to 61	93	136	110	100	128	35	38%
62 to 64	111	214	186	195	245	134	121%
65 to 69	142	303	338	341	374	232	163%
70 to 74	93	191	236	234	247	154	166%
75 to 79	74	103	157	183	177	103	139%
80 to 84	131	133	206	260	216	85	65%
85 and over	319	371	383	610	745	426	134%
Median Age	34.6	34.1	34.6	34.7	35.1	0.5	1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,653</b>	<b>9,562</b>	<b>9,653</b>	<b>10,592</b>	<b>11,470</b>	<b>3,817</b>	<b>50%</b>
Hispanic	658	929	999	1,168	1,331	673	102%
Non-Hispanic	6,995	8,633	8,654	9,424	10,139	3,144	45%
White	4,206	4,632	4,221	4,195	4,117	-89	-2%
Black	149	178	163	155	147	-2	-1%
American Indian	12	36	45	50	53	41	342%
Asian	2,159	2,985	3,231	3,770	4,321	2,162	100%
Hawaiian / Pacific Islander	38	164	239	311	377	339	892%
Other	45	78	90	107	119	74	164%
Two or More Races	386	560	665	836	1,005	619	160%

## GROWTH TRENDS IN TOTAL POPULATION



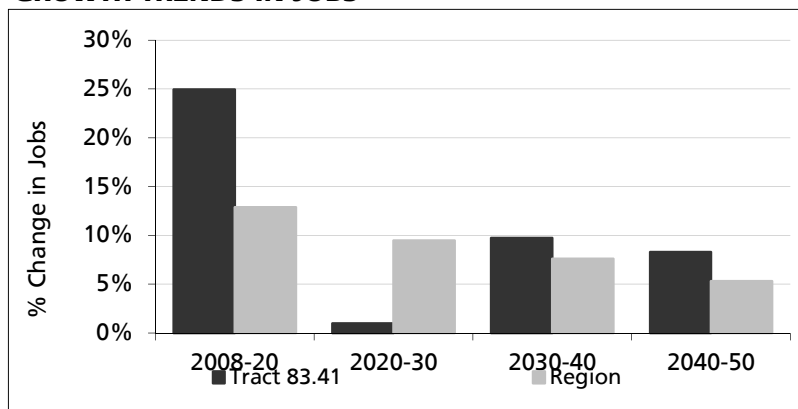
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>6,669</b>	<b>6,669</b>	<b>6,669</b>	<b>6,751</b>	<b>6,777</b>	<b>108</b>	<b>2%</b>
Civilian Jobs	6,669	6,669	6,669	6,751	6,777	108	2%
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>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>228</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>5</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	64	69	69	69	69	5	8%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	30	30	30	30	30	0	0%
Office	27	27	27	27	27	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	86	86	86	86	86	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	14	14	14	14	14	0	0%
<b>Vacant Developable Acres</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-5</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	5	0	0	0	0	-5	-100%
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>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>115.1</b>	<b>115.1</b>	<b>115.1</b>	<b>116.5</b>	<b>117.0</b>	<b>1.9</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>54.7</b>	<b>58.6</b>	<b>58.6</b>	<b>63.7</b>	<b>68.2</b>	<b>13.5</b>	<b>25%</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).