

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 172.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,561</b>	<b>4,800</b>	<b>4,917</b>	<b>5,059</b>	<b>5,151</b>	<b>590</b>	<b>13%</b>
Household Population	4,559	4,792	4,899	5,028	5,113	554	12%
Group Quarters Population	2	8	18	31	38	36	1800%
Civilian	2	8	18	31	38	36	1800%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,535</b>	<b>2,587</b>	<b>2,606</b>	<b>2,606</b>	<b>2,606</b>	<b>71</b>	<b>3%</b>
Single Family	1,761	1,790	1,809	1,809	1,809	48	3%
Multiple Family	774	797	797	797	797	23	3%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,148</b>	<b>2,218</b>	<b>2,255</b>	<b>2,273</b>	<b>2,285</b>	<b>137</b>	<b>6%</b>
Single Family	1,499	1,542	1,573	1,585	1,593	94	6%
Multiple Family	649	676	682	688	692	43	7%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>15.3%</b>	<b>14.3%</b>	<b>13.5%</b>	<b>12.8%</b>	<b>12.3%</b>	<b>-3.0</b>	<b>-20%</b>
Single Family	14.9%	13.9%	13.0%	12.4%	11.9%	-3.0	-20%
Multiple Family	16.1%	15.2%	14.4%	13.7%	13.2%	-2.9	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.12</b>	<b>2.16</b>	<b>2.17</b>	<b>2.21</b>	<b>2.24</b>	<b>0.12</b>	<b>6%</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	221	208	194	193	191	-30	-14%
\$15,000-\$29,999	181	172	162	161	160	-21	-12%
\$30,000-\$44,999	222	186	177	176	175	-47	-21%
\$45,000-\$59,999	165	185	179	179	178	13	8%
\$60,000-\$74,999	163	176	173	173	173	10	6%
\$75,000-\$99,999	343	263	262	264	264	-79	-23%
\$100,000-\$124,999	233	220	224	226	227	-6	-3%
\$125,000-\$149,999	147	178	185	187	189	42	29%
\$150,000-\$199,999	164	253	270	274	277	113	69%
\$200,000 or more	309	377	429	440	451	142	46%
Total Households	2,148	2,218	2,255	2,273	2,285	137	6%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$83,892	\$92,300	\$98,139	\$99,100	\$100,165	\$16,273	19%

**\*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.

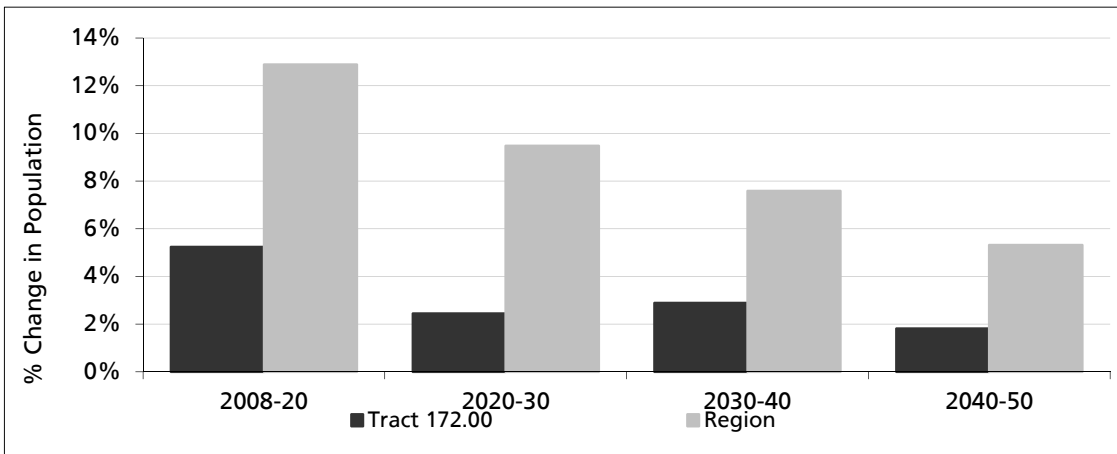
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,561</b>	<b>4,800</b>	<b>4,917</b>	<b>5,059</b>	<b>5,151</b>	<b>590</b>	<b>13%</b>
Under 5	169	154	155	159	159	-10	-6%
5 to 9	209	178	183	185	182	-27	-13%
10 to 14	171	157	146	156	156	-15	-9%
15 to 17	100	96	86	93	104	4	4%
18 to 19	78	64	57	58	56	-22	-28%
20 to 24	192	180	177	176	187	-5	-3%
25 to 29	153	185	181	179	193	40	26%
30 to 34	235	248	226	247	247	12	5%
35 to 39	374	272	326	344	321	-53	-14%
40 to 44	424	319	347	352	381	-43	-10%
45 to 49	363	262	205	263	284	-79	-22%
50 to 54	336	281	234	281	284	-52	-15%
55 to 59	427	463	360	313	406	-21	-5%
60 to 61	191	229	194	163	215	24	13%
62 to 64	257	407	354	328	350	93	36%
65 to 69	300	544	608	527	460	160	53%
70 to 74	172	304	385	339	297	125	73%
75 to 79	165	203	327	362	296	131	79%
80 to 84	132	124	215	284	254	122	92%
85 and over	113	130	151	250	319	206	182%
Median Age	47.4	55.0	56.9	55.6	55.3	7.9	17%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,561</b>	<b>4,800</b>	<b>4,917</b>	<b>5,059</b>	<b>5,151</b>	<b>590</b>	<b>13%</b>
Hispanic	198	261	299	357	423	225	114%
Non-Hispanic	4,363	4,539	4,618	4,702	4,728	365	8%
White	3,950	3,960	3,954	3,917	3,815	-135	-3%
Black	27	34	37	40	43	16	59%
American Indian	19	60	90	105	113	94	495%
Asian	268	335	354	411	477	209	78%
Hawaiian / Pacific Islander	5	13	19	23	27	22	440%
Other	17	33	38	47	54	37	218%
Two or More Races	77	104	126	159	199	122	158%

## GROWTH TRENDS IN TOTAL POPULATION



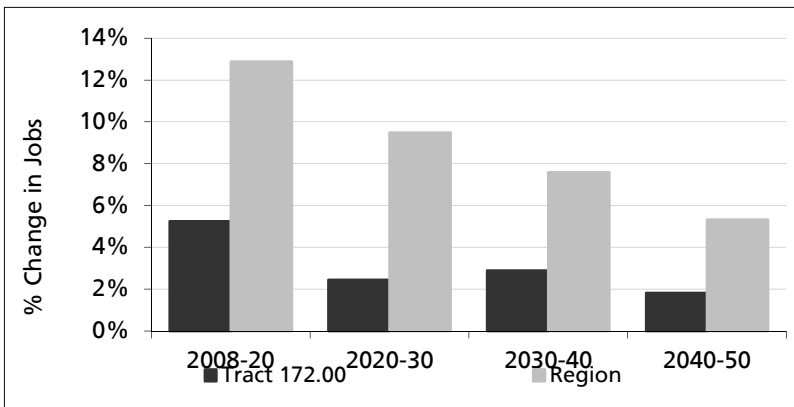
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>4,059</b>	<b>4,142</b>	<b>4,323</b>	<b>4,683</b>	<b>5,021</b>	<b>962</b>	<b>24%</b>
Civilian Jobs	4,059	4,142	4,323	4,683	5,021	962	24%
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>1,126</b>	<b>1,126</b>	<b>1,126</b>	<b>1,126</b>	<b>1,126</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,085</b>	<b>1,100</b>	<b>1,116</b>	<b>1,118</b>	<b>1,121</b>	<b>36</b>	<b>3%</b>
Low Density Single Family	38	48	58	58	58	20	53%
Single Family	355	359	362	362	362	7	2%
Multiple Family	26	27	27	27	27	0	2%
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	--
Industrial	10	10	10	10	10	0	0%
Commercial/Services	239	239	239	241	242	4	2%
Office	10	10	11	12	13	4	39%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	222	222	222	222	222	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	180	180	180	180	180	0	0%
<b>Vacant Developable Acres</b>	<b>40</b>	<b>25</b>	<b>10</b>	<b>7</b>	<b>4</b>	<b>-36</b>	<b>-90%</b>
Low Density Single Family	23	13	3	3	3	-20	-87%
Single Family	8	4	0	0	0	-7	-95%
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	4	4	3	2	0	-4	-91%
Office	4	4	3	2	0	-4	-95%
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>15.4</b>	<b>15.7</b>	<b>16.3</b>	<b>17.4</b>	<b>18.5</b>	<b>3.1</b>	<b>20%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.0</b>	<b>6.0</b>	<b>5.8</b>	<b>5.8</b>	<b>5.8</b>	<b>-0.2</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).