

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 74.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,295</b>	<b>6,750</b>	<b>7,250</b>	<b>7,842</b>	<b>8,521</b>	<b>2,226</b>	<b>35%</b>
Household Population	6,295	6,750	7,250	7,842	8,521	2,226	35%
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>3,175</b>	<b>3,257</b>	<b>3,459</b>	<b>3,713</b>	<b>4,056</b>	<b>881</b>	<b>28%</b>
Single Family	1,713	1,669	1,494	1,370	1,226	-487	-28%
Multiple Family	1,462	1,588	1,965	2,343	2,830	1,368	94%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,965</b>	<b>3,116</b>	<b>3,327</b>	<b>3,572</b>	<b>3,901</b>	<b>936</b>	<b>32%</b>
Single Family	1,609	1,625	1,460	1,338	1,193	-416	-26%
Multiple Family	1,356	1,491	1,867	2,234	2,708	1,352	100%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.6%</b>	<b>4.3%</b>	<b>3.8%</b>	<b>3.8%</b>	<b>3.8%</b>	<b>-2.8</b>	<b>-42%</b>
Single Family	6.1%	2.6%	2.3%	2.3%	2.7%	-3.4	-56%
Multiple Family	7.3%	6.1%	5.0%	4.7%	4.3%	-3.0	-41%
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>2.17</b>	<b>2.18</b>	<b>2.20</b>	<b>2.18</b>	<b>0.06</b>	<b>3%</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	351	277	222	195	203	-148	-42%
\$15,000-\$29,999	533	465	403	371	387	-146	-27%
\$30,000-\$44,999	584	475	434	417	455	-129	-22%
\$45,000-\$59,999	486	602	576	575	610	124	26%
\$60,000-\$74,999	400	383	389	410	434	34	9%
\$75,000-\$99,999	313	346	443	521	597	284	91%
\$100,000-\$124,999	138	280	393	458	483	345	250%
\$125,000-\$149,999	77	97	172	225	248	171	222%
\$150,000-\$199,999	51	102	115	135	165	114	224%
\$200,000 or more	32	89	180	265	319	287	897%
Total Households	2,965	3,116	3,327	3,572	3,901	936	32%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$45,448	\$53,497	\$61,099	\$68,341	\$70,213	\$24,765	54%

**\*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.

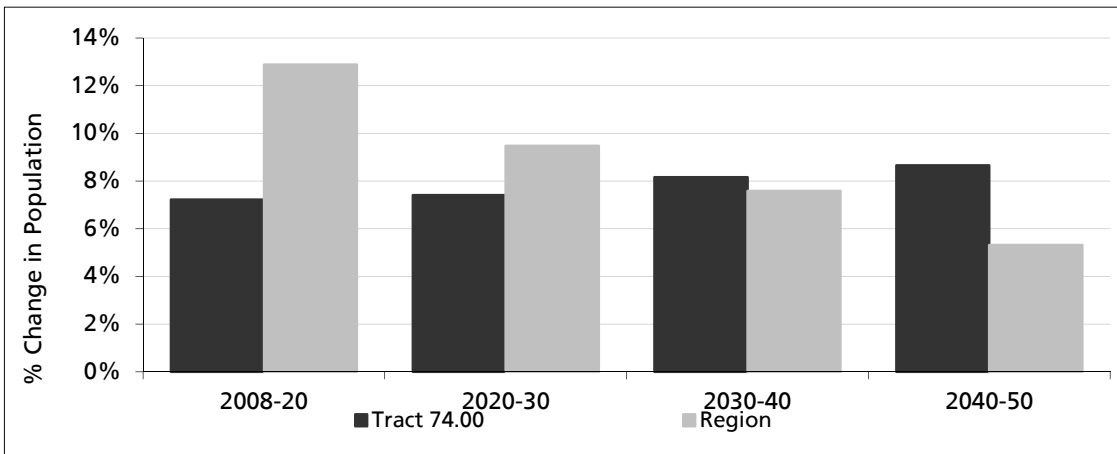
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,295</b>	<b>6,750</b>	<b>7,250</b>	<b>7,842</b>	<b>8,521</b>	<b>2,226</b>	<b>35%</b>
Under 5	349	337	354	358	376	27	8%
5 to 9	314	314	324	334	345	31	10%
10 to 14	256	275	271	300	316	60	23%
15 to 17	160	157	147	164	175	15	9%
18 to 19	90	81	77	79	82	-8	-9%
20 to 24	236	243	266	270	299	63	27%
25 to 29	386	514	564	565	643	257	67%
30 to 34	857	910	905	981	1,004	147	17%
35 to 39	737	589	747	769	744	7	1%
40 to 44	533	444	505	529	582	49	9%
45 to 49	503	426	365	484	527	24	5%
50 to 54	513	483	440	526	559	46	9%
55 to 59	428	536	477	443	599	171	40%
60 to 61	158	217	203	185	255	97	61%
62 to 64	155	260	252	257	300	145	94%
65 to 69	194	364	446	437	423	229	118%
70 to 74	127	238	332	336	357	230	181%
75 to 79	104	136	230	272	255	151	145%
80 to 84	96	101	184	264	269	173	180%
85 and over	99	125	161	289	411	312	315%
Median Age	38.4	39.6	39.8	41.0	42.4	4.0	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,295</b>	<b>6,750</b>	<b>7,250</b>	<b>7,842</b>	<b>8,521</b>	<b>2,226</b>	<b>35%</b>
Hispanic	917	1,118	1,222	1,366	1,536	619	68%
Non-Hispanic	5,378	5,632	6,028	6,476	6,985	1,607	30%
White	4,729	4,907	5,227	5,591	5,998	1,269	27%
Black	128	133	128	121	121	-7	-5%
American Indian	20	18	16	16	17	-3	-15%
Asian	158	213	262	313	376	218	138%
Hawaiian / Pacific Islander	24	30	35	40	46	22	92%
Other	40	29	25	25	25	-15	-38%
Two or More Races	279	302	335	370	402	123	44%

## GROWTH TRENDS IN TOTAL POPULATION



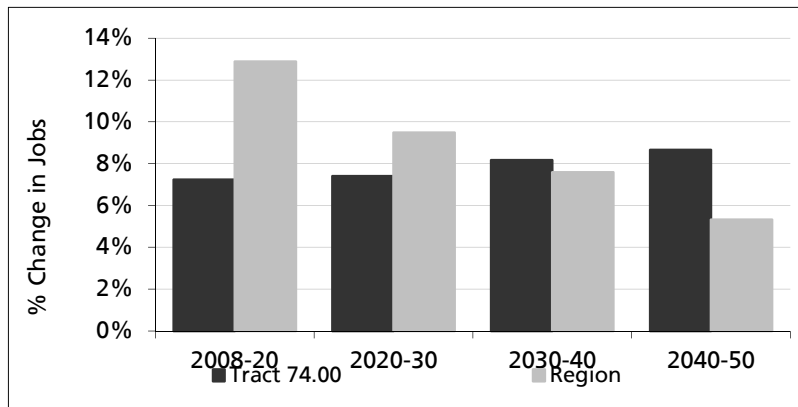
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>930</b>	<b>932</b>	<b>932</b>	<b>990</b>	<b>1,053</b>	<b>123</b>	<b>13%</b>
Civilian Jobs	930	932	932	990	1,053	123	13%
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>369</b>	<b>369</b>	<b>369</b>	<b>369</b>	<b>369</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>361</b>	<b>361</b>	<b>364</b>	<b>366</b>	<b>367</b>	<b>6</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	150	147	138	130	123	-27	-18%
Multiple Family	40	43	55	65	72	32	81%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	3	7	7	--
Industrial	1	1	1	0	0	-1	-100%
Commercial/Services	7	7	7	5	3	-4	-52%
Office	1	0	0	0	0	-1	-100%
Schools	19	19	19	19	19	0	0%
Roads and Freeways	108	108	108	108	108	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	35	35	35	35	35	0	0%
<b>Vacant Developable Acres</b>	<b>7</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>-6</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-100%
Multiple Family	5	5	3	2	0	-5	-96%
Mixed Use	1	1	1	0	0	-1	-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>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>32.7</b>	<b>33.6</b>	<b>33.6</b>	<b>38.5</b>	<b>40.6</b>	<b>8.0</b>	<b>24%</b>
<b>Residential Density<sup>4</sup></b>	<b>16.7</b>	<b>17.1</b>	<b>17.9</b>	<b>18.8</b>	<b>20.4</b>	<b>3.7</b>	<b>22%</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).