

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 186.11**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,110</b>	<b>11,357</b>	<b>11,817</b>	<b>12,108</b>	<b>12,246</b>	<b>4,136</b>	<b>51%</b>
Household Population	7,980	11,205	11,633	11,863	11,967	3,987	50%
Group Quarters Population	130	152	184	245	279	149	115%
Civilian	130	152	184	245	279	149	115%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,301</b>	<b>3,181</b>	<b>3,272</b>	<b>3,274</b>	<b>3,274</b>	<b>973</b>	<b>42%</b>
Single Family	2,105	2,985	3,076	3,078	3,078	973	46%
Multiple Family	196	196	196	196	196	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,179</b>	<b>3,053</b>	<b>3,168</b>	<b>3,171</b>	<b>3,172</b>	<b>993</b>	<b>46%</b>
Single Family	1,994	2,865	2,979	2,982	2,983	989	50%
Multiple Family	185	188	189	189	189	4	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>5.3%</b>	<b>4.0%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>3.1%</b>	<b>-2.2</b>	<b>-42%</b>
Single Family	5.3%	4.0%	3.2%	3.1%	3.1%	-2.2	-42%
Multiple Family	5.6%	4.1%	3.6%	3.6%	3.6%	-2.0	-36%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.66</b>	<b>3.67</b>	<b>3.67</b>	<b>3.74</b>	<b>3.77</b>	<b>0.11</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	135	128	116	104	98	-37	-27%
\$15,000-\$29,999	300	275	239	209	192	-108	-36%
\$30,000-\$44,999	263	277	256	234	218	-45	-17%
\$45,000-\$59,999	338	421	409	389	370	32	9%
\$60,000-\$74,999	317	389	392	383	370	53	17%
\$75,000-\$99,999	270	535	560	572	574	304	113%
\$100,000-\$124,999	195	401	459	482	493	298	153%
\$125,000-\$149,999	92	244	294	332	375	283	308%
\$150,000-\$199,999	114	258	286	291	292	178	156%
\$200,000 or more	155	125	157	175	190	35	23%
Total Households	2,179	3,053	3,168	3,171	3,172	993	46%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$62,532	\$76,706	\$82,679	\$86,648	\$89,721	\$27,189	43%

**\*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.

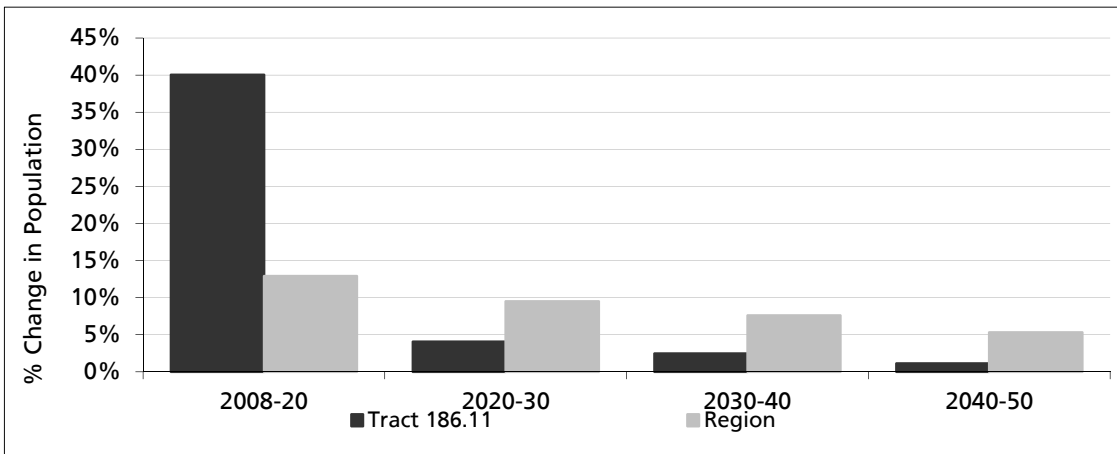
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,110</b>	<b>11,357</b>	<b>11,817</b>	<b>12,108</b>	<b>12,246</b>	<b>4,136</b>	<b>51%</b>
Under 5	564	693	661	652	618	54	10%
5 to 9	501	708	658	651	633	132	26%
10 to 14	534	779	721	710	712	178	33%
15 to 17	350	426	402	389	390	40	11%
18 to 19	249	264	266	246	248	-1	0%
20 to 24	627	736	841	785	776	149	24%
25 to 29	582	836	803	806	792	210	36%
30 to 34	567	740	654	775	747	180	32%
35 to 39	547	638	702	683	703	156	29%
40 to 44	534	647	661	610	691	157	29%
45 to 49	514	639	569	632	634	120	23%
50 to 54	539	707	673	686	631	92	17%
55 to 59	488	799	755	680	774	286	59%
60 to 61	198	347	356	345	402	204	103%
62 to 64	216	442	438	434	432	216	100%
65 to 69	269	578	678	631	564	295	110%
70 to 74	282	588	799	793	776	494	175%
75 to 79	212	326	525	626	600	388	183%
80 to 84	182	237	392	556	580	398	219%
85 and over	155	227	263	418	543	388	250%
Median Age	35.7	38.9	41.5	42.9	43.6	7.9	22%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,110</b>	<b>11,357</b>	<b>11,817</b>	<b>12,108</b>	<b>12,246</b>	<b>4,136</b>	<b>51%</b>
Hispanic	3,005	4,945	5,567	6,174	6,673	3,668	122%
Non-Hispanic	5,105	6,412	6,250	5,934	5,573	468	9%
White	3,134	3,749	3,524	3,240	2,931	-203	-6%
Black	610	770	701	587	470	-140	-23%
American Indian	21	30	29	27	25	4	19%
Asian	683	1,020	1,146	1,233	1,300	617	90%
Hawaiian / Pacific Islander	324	379	342	309	291	-33	-10%
Other	5	9	11	11	11	6	120%
Two or More Races	328	455	497	527	545	217	66%

## GROWTH TRENDS IN TOTAL POPULATION



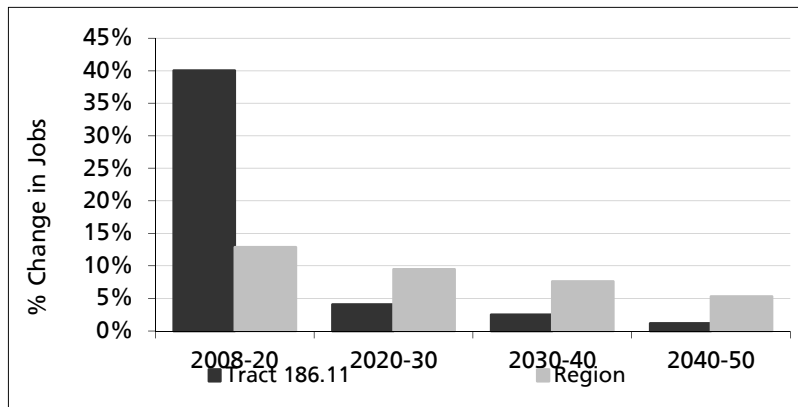
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>897</b>	<b>897</b>	<b>897</b>	<b>897</b>	<b>897</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	897	897	897	897	897	0	0%
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>6,108</b>	<b>6,108</b>	<b>6,108</b>	<b>6,108</b>	<b>6,108</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>5,815</b>	<b>5,964</b>	<b>5,981</b>	<b>5,981</b>	<b>5,981</b>	<b>166</b>	<b>3%</b>
Low Density Single Family	2,005	2,244	2,528	2,530	2,530	525	26%
Single Family	287	399	403	403	403	116	41%
Multiple Family	12	12	12	12	12	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	10	10	10	10	10	0	0%
Commercial/Services	194	194	194	194	194	0	0%
Office	0	0	0	0	0	0	0%
Schools	26	26	26	26	26	0	0%
Roads and Freeways	272	272	272	272	272	0	0%
Agricultural and Extractive <sup>2</sup>	2,869	2,668	2,396	2,394	2,394	-475	-17%
Parks and Military Use	139	139	139	139	139	0	0%
<b>Vacant Developable Acres</b>	<b>284</b>	<b>134</b>	<b>118</b>	<b>118</b>	<b>118</b>	<b>-166</b>	<b>-58%</b>
Low Density Single Family	153	116	103	103	103	-50	-32%
Single Family	117	4	1	1	1	-116	-100%
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	14	14	14	14	14	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>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>3.9</b>	<b>3.9</b>	<b>3.9</b>	<b>3.9</b>	<b>3.9</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>1.0</b>	<b>1.2</b>	<b>1.1</b>	<b>1.1</b>	<b>1.1</b>	<b>0.1</b>	<b>11%</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).