

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 164.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,198</b>	<b>7,338</b>	<b>7,660</b>	<b>8,155</b>	<b>8,143</b>	<b>945</b>	<b>13%</b>
Household Population	7,054	7,154	7,384	7,770	7,682	628	9%
Group Quarters Population	144	184	276	385	461	317	220%
Civilian	144	184	276	385	461	317	220%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,549</b>	<b>2,596</b>	<b>2,637</b>	<b>2,719</b>	<b>2,691</b>	<b>142</b>	<b>6%</b>
Single Family	1,405	1,452	1,493	1,575	1,581	176	13%
Multiple Family	986	986	986	986	1,076	90	9%
Mobile Homes	158	158	158	158	34	-124	-78%
<b>Occupied Housing Units</b>	<b>2,437</b>	<b>2,437</b>	<b>2,484</b>	<b>2,585</b>	<b>2,556</b>	<b>119</b>	<b>5%</b>
Single Family	1,340	1,351	1,397	1,501	1,512	172	13%
Multiple Family	949	934	934	931	1,024	75	8%
Mobile Homes	148	152	153	153	20	-128	-86%
<b>Vacancy Rate</b>	<b>4.4%</b>	<b>6.1%</b>	<b>5.8%</b>	<b>4.9%</b>	<b>5.0%</b>	<b>0.6</b>	<b>14%</b>
Single Family	4.6%	7.0%	6.4%	4.7%	4.4%	-0.2	-4%
Multiple Family	3.8%	5.3%	5.3%	5.6%	4.8%	1.0	26%
Mobile Homes	6.3%	3.8%	3.2%	3.2%	0.0%	-6.3	-100%
<b>Persons per Household</b>	<b>2.89</b>	<b>2.94</b>	<b>2.97</b>	<b>3.01</b>	<b>3.01</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	351	308	287	261	218	-133	-38%
\$15,000-\$29,999	350	330	326	317	285	-65	-19%
\$30,000-\$44,999	497	479	467	470	429	-68	-14%
\$45,000-\$59,999	384	419	417	424	402	18	5%
\$60,000-\$74,999	297	280	295	331	350	53	18%
\$75,000-\$99,999	232	243	249	263	310	78	34%
\$100,000-\$124,999	180	223	240	251	246	66	37%
\$125,000-\$149,999	38	57	84	102	108	70	184%
\$150,000-\$199,999	61	71	82	120	121	60	98%
\$200,000 or more	47	27	37	46	87	40	85%
Total Households	2,437	2,437	2,484	2,585	2,556	119	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$45,801	\$48,634	\$50,827	\$53,650	\$57,910	\$12,109	26%

**\*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.

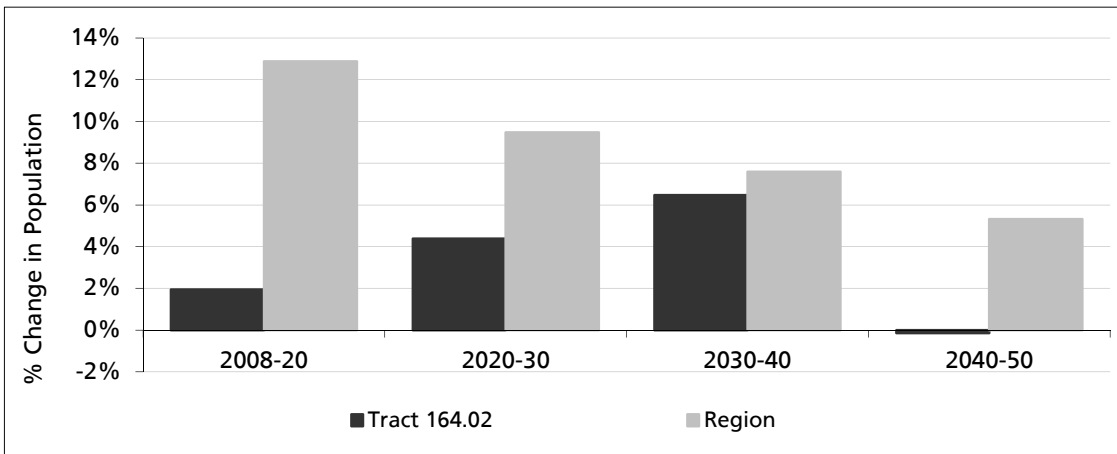
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,198</b>	<b>7,338</b>	<b>7,660</b>	<b>8,155</b>	<b>8,143</b>	<b>945</b>	<b>13%</b>
Under 5	476	461	471	488	473	-3	-1%
5 to 9	403	395	396	411	395	-8	-2%
10 to 14	482	505	503	535	526	44	9%
15 to 17	333	314	311	331	326	-7	-2%
18 to 19	230	191	186	183	179	-51	-22%
20 to 24	545	491	529	524	506	-39	-7%
25 to 29	476	554	544	542	533	57	12%
30 to 34	469	461	423	488	468	-1	0%
35 to 39	435	357	424	441	447	12	3%
40 to 44	520	418	451	445	479	-41	-8%
45 to 49	575	470	402	503	492	-83	-14%
50 to 54	598	525	473	527	487	-111	-19%
55 to 59	466	537	485	445	533	67	14%
60 to 61	184	231	219	209	249	65	35%
62 to 64	169	257	245	252	256	87	51%
65 to 69	248	411	472	419	363	115	46%
70 to 74	187	313	421	417	385	198	106%
75 to 79	187	225	382	488	456	269	144%
80 to 84	107	103	180	268	275	168	157%
85 and over	108	119	143	239	315	207	192%
Median Age	37.1	39.2	40.5	41.5	42.3	5.2	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,198</b>	<b>7,338</b>	<b>7,660</b>	<b>8,155</b>	<b>8,143</b>	<b>945</b>	<b>13%</b>
Hispanic	1,520	1,970	2,379	2,880	3,275	1,755	115%
Non-Hispanic	5,678	5,368	5,281	5,275	4,868	-810	-14%
White	4,766	4,249	3,980	3,732	3,155	-1,611	-34%
Black	312	410	479	568	649	337	108%
American Indian	62	56	49	45	40	-22	-35%
Asian	256	351	439	556	636	380	148%
Hawaiian / Pacific Islander	23	30	36	41	43	20	87%
Other	21	22	24	27	28	7	33%
Two or More Races	238	250	274	306	317	79	33%

## GROWTH TRENDS IN TOTAL POPULATION



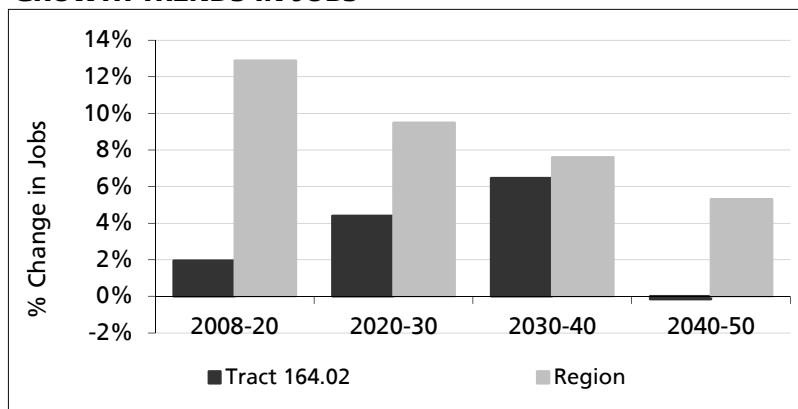
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,381</b>	<b>1,402</b>	<b>1,406</b>	<b>1,435</b>	<b>1,937</b>	<b>556</b>	<b>40%</b>
Civilian Jobs	1,381	1,402	1,406	1,435	1,937	556	40%
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>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,248</b>	<b>1,376</b>	<b>1,394</b>	<b>1,396</b>	<b>1,398</b>	<b>150</b>	<b>12%</b>
Low Density Single Family	170	249	249	249	249	80	47%
Single Family	550	597	615	615	610	60	11%
Multiple Family	40	40	40	40	44	4	10%
Mobile Homes	6	6	6	6	1	-5	-85%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	5	5	5	5	0	0%
Commercial/Services	48	49	49	49	50	2	4%
Office	0	0	0	0	5	5	--
Schools	6	6	6	8	10	4	59%
Roads and Freeways	195	195	195	195	195	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	224	224	224	224	224	0	0%
<b>Vacant Developable Acres</b>	<b>194</b>	<b>66</b>	<b>48</b>	<b>46</b>	<b>44</b>	<b>-150</b>	<b>-77%</b>
Low Density Single Family	108	29	29	29	29	-80	-74%
Single Family	81	34	16	16	16	-65	-81%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	4	4	4	2	0	-4	-99%
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>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>23.2</b>	<b>23.1</b>	<b>23.1</b>	<b>23.0</b>	<b>27.5</b>	<b>4.3</b>	<b>19%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.3</b>	<b>2.9</b>	<b>2.9</b>	<b>3.0</b>	<b>3.0</b>	<b>-0.4</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).