

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 86.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,925</b>	<b>7,613</b>	<b>8,537</b>	<b>10,374</b>	<b>10,381</b>	<b>3,456</b>	<b>50%</b>
Household Population	6,925	7,613	8,537	10,374	10,381	3,456	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>2,009</b>	<b>2,097</b>	<b>2,321</b>	<b>2,808</b>	<b>2,807</b>	<b>798</b>	<b>40%</b>
Single Family	1,151	1,121	1,106	1,106	1,106	-45	-4%
Multiple Family	638	761	1,001	1,498	1,498	860	135%
Mobile Homes	220	215	214	204	203	-17	-8%
<b>Occupied Housing Units</b>	<b>1,885</b>	<b>2,003</b>	<b>2,226</b>	<b>2,718</b>	<b>2,718</b>	<b>833</b>	<b>44%</b>
Single Family	1,058	1,068	1,057	1,058	1,059	1	0%
Multiple Family	622	733	966	1,458	1,458	836	134%
Mobile Homes	205	202	203	202	201	-4	-2%
<b>Vacancy Rate</b>	<b>6.2%</b>	<b>4.5%</b>	<b>4.1%</b>	<b>3.2%</b>	<b>3.2%</b>	<b>-3.0</b>	<b>-48%</b>
Single Family	8.1%	4.7%	4.4%	4.3%	4.2%	-3.9	-48%
Multiple Family	2.5%	3.7%	3.5%	2.7%	2.7%	0.2	8%
Mobile Homes	6.8%	6.0%	5.1%	1.0%	0.0%	-6.8	-100%
<b>Persons per Household</b>	<b>3.67</b>	<b>3.80</b>	<b>3.84</b>	<b>3.82</b>	<b>3.82</b>	<b>0.15</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	341	311	298	280	249	-92	-27%
\$15,000-\$29,999	476	467	473	472	440	-36	-8%
\$30,000-\$44,999	385	387	409	444	428	43	11%
\$45,000-\$59,999	312	315	344	413	409	97	31%
\$60,000-\$74,999	120	148	167	206	206	86	72%
\$75,000-\$99,999	136	169	225	338	347	211	155%
\$100,000-\$124,999	49	104	146	224	229	180	367%
\$125,000-\$149,999	0	37	65	124	140	140	0%
\$150,000-\$199,999	24	34	52	124	170	146	608%
\$200,000 or more	42	31	47	93	100	58	138%
Total Households	1,885	2,003	2,226	2,718	2,718	833	44%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$34,890	\$38,663	\$42,543	\$50,920	\$53,875	\$18,985	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.

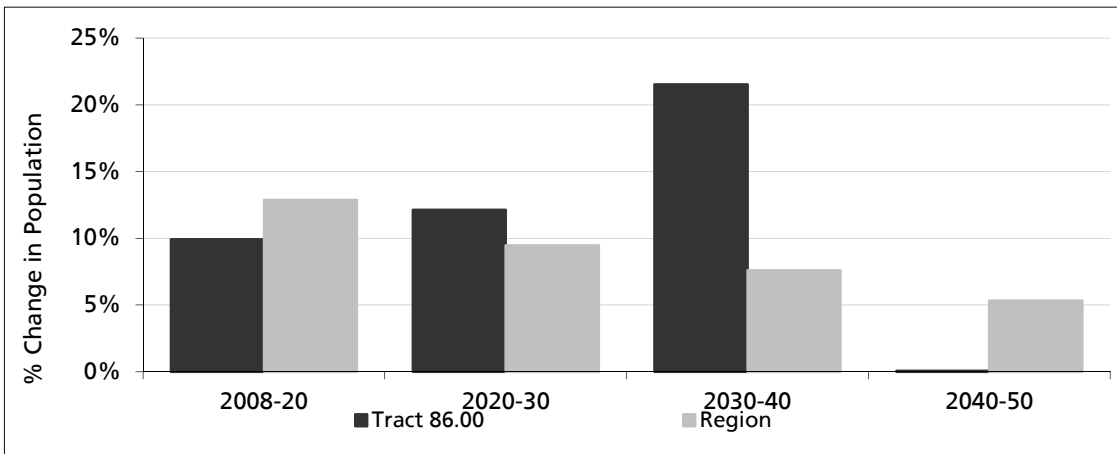
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,925</b>	<b>7,613</b>	<b>8,537</b>	<b>10,374</b>	<b>10,381</b>	<b>3,456</b>	<b>50%</b>
Under 5	578	580	618	747	699	121	21%
5 to 9	396	492	512	638	631	235	59%
10 to 14	496	642	646	765	778	282	57%
15 to 17	373	392	442	518	523	150	40%
18 to 19	295	256	322	362	371	76	26%
20 to 24	608	569	772	873	841	233	38%
25 to 29	714	770	825	1,033	975	261	37%
30 to 34	555	561	541	781	740	185	33%
35 to 39	616	610	716	852	889	273	44%
40 to 44	501	546	598	644	783	282	56%
45 to 49	451	488	496	645	649	198	44%
50 to 54	435	465	506	616	560	125	29%
55 to 59	309	402	435	481	525	216	70%
60 to 61	113	164	191	234	250	137	121%
62 to 64	96	160	185	230	235	139	145%
65 to 69	113	195	259	312	295	182	161%
70 to 74	91	134	190	216	201	110	121%
75 to 79	55	57	99	136	124	69	125%
80 to 84	70	61	104	147	127	57	81%
85 and over	60	69	80	144	185	125	208%
Median Age	30.0	30.9	31.2	31.6	32.5	2.5	8%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,925</b>	<b>7,613</b>	<b>8,537</b>	<b>10,374</b>	<b>10,381</b>	<b>3,456</b>	<b>50%</b>
Hispanic	3,318	4,036	4,779	6,092	6,334	3,016	91%
Non-Hispanic	3,607	3,577	3,758	4,282	4,047	440	12%
White	1,140	972	940	962	816	-324	-28%
Black	355	367	417	497	491	136	38%
American Indian	16	18	18	19	16	0	0%
Asian	1,769	1,894	2,022	2,379	2,311	542	31%
Hawaiian / Pacific Islander	60	64	69	80	77	17	28%
Other	6	6	6	6	6	0	0%
Two or More Races	261	256	286	339	330	69	26%

## GROWTH TRENDS IN TOTAL POPULATION



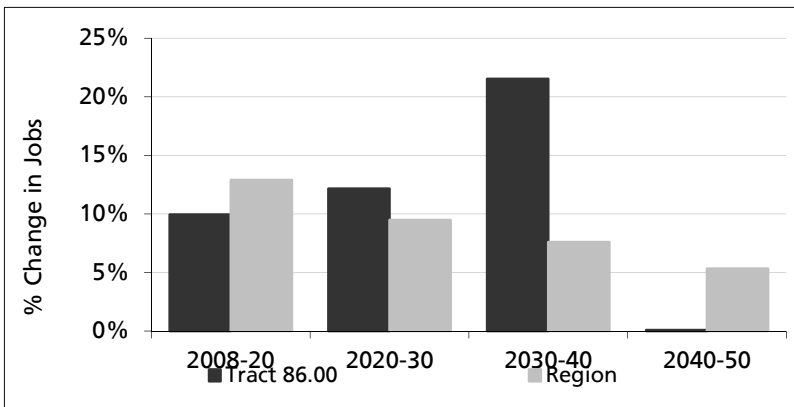
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,332</b>	<b>1,332</b>	<b>1,434</b>	<b>1,434</b>	<b>1,434</b>	<b>102</b>	<b>8%</b>
Civilian Jobs	1,332	1,332	1,434	1,434	1,434	102	8%
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>692</b>	<b>692</b>	<b>692</b>	<b>692</b>	<b>692</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>692</b>	<b>692</b>	<b>692</b>	<b>692</b>	<b>692</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	141	138	136	136	136	-4	-3%
Multiple Family	31	34	35	35	35	3	11%
Mobile Homes	31	31	31	31	31	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	5	5	5	5	--
Industrial	15	15	14	14	14	-1	-4%
Commercial/Services	33	33	29	29	29	-3	-10%
Office	0	0	0	0	0	0	0%
Schools	37	37	37	37	37	0	0%
Roads and Freeways	77	77	77	77	77	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	328	328	328	328	328	0	0%
<b>Vacant Developable Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-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	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>15.8</b>	<b>15.8</b>	<b>17.3</b>	<b>17.3</b>	<b>17.3</b>	<b>1.5</b>	<b>10%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.9</b>	<b>10.3</b>	<b>11.4</b>	<b>13.8</b>	<b>13.7</b>	<b>3.8</b>	<b>39%</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).