

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 139.06**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,665</b>	<b>5,300</b>	<b>5,532</b>	<b>5,689</b>	<b>5,777</b>	<b>1,112</b>	<b>24%</b>
Household Population	4,632	5,256	5,463	5,579	5,638	1,006	22%
Group Quarters Population	33	44	69	110	139	106	321%
Civilian	33	44	69	110	139	106	321%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,614</b>	<b>1,757</b>	<b>1,791</b>	<b>1,791</b>	<b>1,793</b>	<b>179</b>	<b>11%</b>
Single Family	1,141	1,282	1,316	1,316	1,316	175	15%
Multiple Family	263	265	265	265	265	2	1%
Mobile Homes	210	210	210	210	212	2	1%
<b>Occupied Housing Units</b>	<b>1,500</b>	<b>1,685</b>	<b>1,729</b>	<b>1,733</b>	<b>1,738</b>	<b>238</b>	<b>16%</b>
Single Family	1,057	1,245	1,287	1,288	1,289	232	22%
Multiple Family	255	254	255	256	257	2	1%
Mobile Homes	188	186	187	189	192	4	2%
<b>Vacancy Rate</b>	<b>7.1%</b>	<b>4.1%</b>	<b>3.5%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>-4.0</b>	<b>-56%</b>
Single Family	7.4%	2.9%	2.2%	2.1%	2.1%	-5.3	-72%
Multiple Family	3.0%	4.2%	3.8%	3.4%	3.0%	0.0	0%
Mobile Homes	10.5%	11.4%	11.0%	10.0%	0.0%	-10.5	-100%
<b>Persons per Household</b>	<b>3.09</b>	<b>3.12</b>	<b>3.16</b>	<b>3.22</b>	<b>3.24</b>	<b>0.15</b>	<b>5%</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	173	124	88	63	53	-120	-69%
\$15,000-\$29,999	273	218	177	139	114	-159	-58%
\$30,000-\$44,999	251	236	223	209	194	-57	-23%
\$45,000-\$59,999	273	277	270	247	229	-44	-16%
\$60,000-\$74,999	242	248	255	250	244	2	1%
\$75,000-\$99,999	172	320	364	378	384	212	123%
\$100,000-\$124,999	74	142	200	266	307	233	315%
\$125,000-\$149,999	23	62	76	81	94	71	309%
\$150,000-\$199,999	0	34	46	52	58	58	0%
\$200,000 or more	19	24	30	48	61	42	221%
Total Households	1,500	1,685	1,729	1,733	1,738	238	16%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$47,912	\$59,323	\$66,265	\$72,510	\$77,279	\$29,367	61%

**\*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.

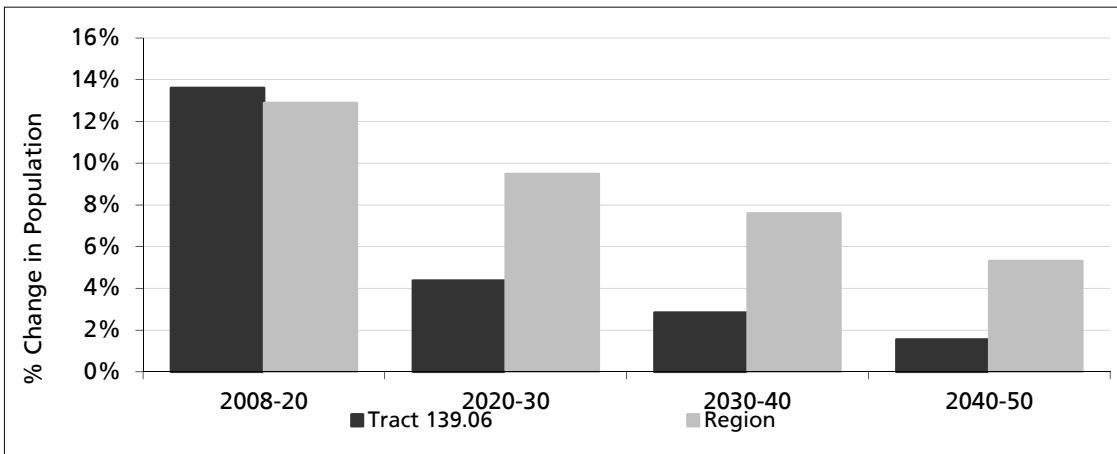
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,665</b>	<b>5,300</b>	<b>5,532</b>	<b>5,689</b>	<b>5,777</b>	<b>1,112</b>	<b>24%</b>
Under 5	329	335	329	320	301	-28	-9%
5 to 9	290	317	315	304	293	3	1%
10 to 14	346	387	367	352	344	-2	-1%
15 to 17	202	195	189	185	179	-23	-11%
18 to 19	165	157	164	159	158	-7	-4%
20 to 24	314	315	355	338	330	16	5%
25 to 29	300	380	360	361	351	51	17%
30 to 34	242	256	231	247	233	-9	-4%
35 to 39	297	255	292	269	262	-35	-12%
40 to 44	362	325	345	330	348	-14	-4%
45 to 49	421	396	339	413	388	-33	-8%
50 to 54	340	375	346	360	339	-1	0%
55 to 59	317	445	415	364	440	123	39%
60 to 61	116	179	177	164	191	75	65%
62 to 64	109	211	220	222	233	124	114%
65 to 69	123	238	305	294	280	157	128%
70 to 74	110	193	278	303	311	201	183%
75 to 79	115	148	240	312	317	202	176%
80 to 84	98	107	170	250	277	179	183%
85 and over	69	86	95	142	202	133	193%
Median Age	37.4	40.8	42.4	44.7	46.2	8.8	24%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,665</b>	<b>5,300</b>	<b>5,532</b>	<b>5,689</b>	<b>5,777</b>	<b>1,112</b>	<b>24%</b>
Hispanic	1,299	1,760	2,051	2,316	2,531	1,232	95%
Non-Hispanic	3,366	3,540	3,481	3,373	3,246	-120	-4%
White	1,922	1,711	1,417	1,110	813	-1,109	-58%
Black	735	993	1,163	1,311	1,446	711	97%
American Indian	31	33	30	28	23	-8	-26%
Asian	390	485	535	577	608	218	56%
Hawaiian / Pacific Islander	70	81	87	95	101	31	44%
Other	8	8	8	8	8	0	0%
Two or More Races	210	229	241	244	247	37	18%

## GROWTH TRENDS IN TOTAL POPULATION



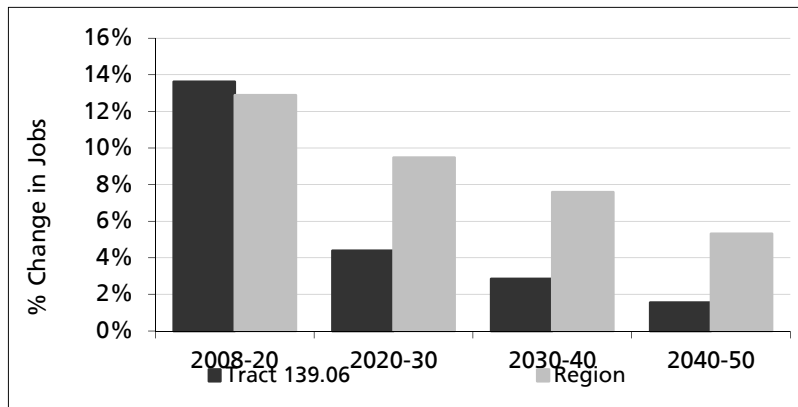
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>248</b>	<b>272</b>	<b>274</b>	<b>274</b>	<b>274</b>	<b>26</b>	<b>10%</b>
Civilian Jobs	248	272	274	274	274	26	10%
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>448</b>	<b>448</b>	<b>448</b>	<b>448</b>	<b>448</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>400</b>	<b>442</b>	<b>442</b>	<b>442</b>	<b>442</b>	<b>42</b>	<b>10%</b>
Low Density Single Family	32	28	28	28	28	-4	-11%
Single Family	232	280	280	280	280	47	20%
Multiple Family	12	12	12	12	12	0	2%
Mobile Homes	29	29	29	29	29	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	7	7	7	7	7	0	0%
Commercial/Services	4	5	5	5	5	1	19%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	58	58	58	58	58	0	0%
Agricultural and Extractive <sup>2</sup>	3	0	0	0	0	-3	-100%
Parks and Military Use	13	13	13	13	13	0	0%
<b>Vacant Developable Acres</b>	<b>42</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-42</b>	<b>-99%</b>
Low Density Single Family	15	0	0	0	0	-15	-100%
Single Family	27	1	1	1	1	-26	-98%
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	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>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>11.9</b>	<b>12.6</b>	<b>12.7</b>	<b>12.7</b>	<b>12.7</b>	<b>0.8</b>	<b>7%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.3</b>	<b>5.0</b>	<b>5.1</b>	<b>5.1</b>	<b>5.1</b>	<b>-0.2</b>	<b>-3%</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).