

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 163.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,187</b>	<b>5,757</b>	<b>5,885</b>	<b>5,984</b>	<b>6,020</b>	<b>833</b>	<b>16%</b>
Household Population	5,149	5,710	5,803	5,858	5,871	722	14%
Group Quarters Population	38	47	82	126	149	111	292%
Civilian	38	47	82	126	149	111	292%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,807</b>	<b>1,999</b>	<b>2,009</b>	<b>2,009</b>	<b>2,013</b>	<b>206</b>	<b>11%</b>
Single Family	730	922	932	932	931	201	28%
Multiple Family	1,013	1,013	1,013	1,013	1,018	5	0%
Mobile Homes	64	64	64	64	64	0	0%
<b>Occupied Housing Units</b>	<b>1,745</b>	<b>1,931</b>	<b>1,941</b>	<b>1,940</b>	<b>1,947</b>	<b>202</b>	<b>12%</b>
Single Family	687	892	903	903	904	217	32%
Multiple Family	999	980	979	978	984	-15	-2%
Mobile Homes	59	59	59	59	59	0	0%
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.3%</b>	<b>-0.1</b>	<b>-3%</b>
Single Family	5.9%	3.3%	3.1%	3.1%	2.9%	-3.0	-51%
Multiple Family	1.4%	3.3%	3.4%	3.5%	3.3%	1.9	136%
Mobile Homes	7.8%	7.8%	7.8%	7.8%	0.0%	-7.8	-100%
<b>Persons per Household</b>	<b>2.95</b>	<b>2.96</b>	<b>2.99</b>	<b>3.02</b>	<b>3.02</b>	<b>0.07</b>	<b>2%</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	360	314	291	259	222	-138	-38%
\$15,000-\$29,999	418	413	413	397	358	-60	-14%
\$30,000-\$44,999	391	404	404	402	378	-13	-3%
\$45,000-\$59,999	286	355	359	363	357	71	25%
\$60,000-\$74,999	153	205	210	213	224	71	46%
\$75,000-\$99,999	96	140	156	184	236	140	146%
\$100,000-\$124,999	29	42	46	54	72	43	148%
\$125,000-\$149,999	5	41	44	45	53	48	960%
\$150,000-\$199,999	0	15	16	19	19	19	0%
\$200,000 or more	7	2	2	4	28	21	300%
Total Households	1,745	1,931	1,941	1,940	1,947	202	12%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$33,625	\$38,855	\$39,895	\$41,716	\$45,651	\$12,026	36%

**\*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.

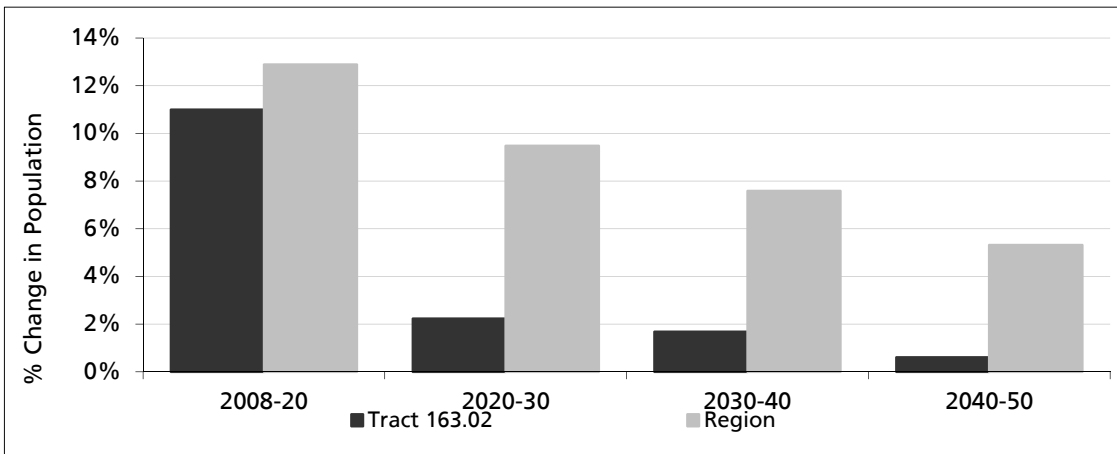
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,187</b>	<b>5,757</b>	<b>5,885</b>	<b>5,984</b>	<b>6,020</b>	<b>833</b>	<b>16%</b>
Under 5	431	457	458	452	429	-2	0%
5 to 9	402	461	447	440	425	23	6%
10 to 14	403	481	462	456	457	54	13%
15 to 17	217	222	216	209	209	-8	-4%
18 to 19	164	147	150	143	148	-16	-10%
20 to 24	300	295	333	312	301	1	0%
25 to 29	417	500	477	463	446	29	7%
30 to 34	406	430	373	416	395	-11	-3%
35 to 39	434	389	451	427	425	-9	-2%
40 to 44	428	399	407	371	402	-26	-6%
45 to 49	370	335	279	321	310	-60	-16%
50 to 54	371	361	314	322	306	-65	-18%
55 to 59	196	272	255	230	269	73	37%
60 to 61	103	156	159	159	190	87	84%
62 to 64	98	171	160	153	155	57	58%
65 to 69	127	236	294	285	271	144	113%
70 to 74	85	152	211	217	231	146	172%
75 to 79	82	110	181	240	237	155	189%
80 to 84	93	113	183	258	285	192	206%
85 and over	60	70	75	110	129	69	115%
Median Age	33.2	33.7	35.3	36.2	37.4	4.2	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,187</b>	<b>5,757</b>	<b>5,885</b>	<b>5,984</b>	<b>6,020</b>	<b>833</b>	<b>16%</b>
Hispanic	1,911	2,531	2,863	3,174	3,458	1,547	81%
Non-Hispanic	3,276	3,226	3,022	2,810	2,562	-714	-22%
White	2,529	2,300	2,018	1,731	1,405	-1,124	-44%
Black	279	376	411	445	493	214	77%
American Indian	34	33	27	23	20	-14	-41%
Asian	148	206	244	282	313	165	111%
Hawaiian / Pacific Islander	22	28	32	35	37	15	68%
Other	7	7	7	7	7	0	0%
Two or More Races	257	276	283	287	287	30	12%

## GROWTH TRENDS IN TOTAL POPULATION



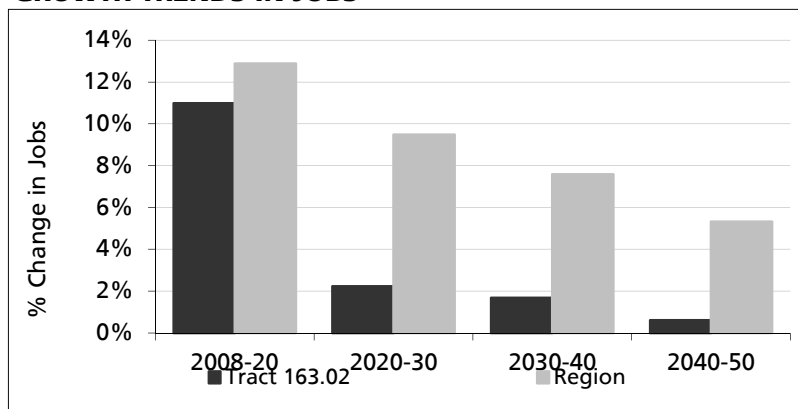
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>792</b>	<b>792</b>	<b>792</b>	<b>808</b>	<b>871</b>	<b>79</b>	<b>10%</b>
Civilian Jobs	792	792	792	808	871	79	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>293</b>	<b>293</b>	<b>293</b>	<b>293</b>	<b>293</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>290</b>	<b>292</b>	<b>292</b>	<b>292</b>	<b>293</b>	<b>3</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	118	120	120	120	120	2	2%
Multiple Family	34	34	34	34	35	0	1%
Mobile Homes	5	5	5	5	5	0	0%
Other Residential	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	36	36	36	36	37	1	2%
Office	3	3	3	3	3	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
<b>Vacant Developable Acres</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>-3</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-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	1	1	1	1	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>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>16.1</b>	<b>16.1</b>	<b>16.1</b>	<b>16.4</b>	<b>17.5</b>	<b>1.3</b>	<b>8%</b>
<b>Residential Density<sup>4</sup></b>	<b>11.5</b>	<b>12.5</b>	<b>12.6</b>	<b>12.6</b>	<b>12.6</b>	<b>1.1</b>	<b>10%</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).