

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 146.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,535</b>	<b>4,739</b>	<b>4,956</b>	<b>5,140</b>	<b>5,146</b>	<b>611</b>	<b>13%</b>
Household Population	4,504	4,700	4,893	5,047	5,032	528	12%
Group Quarters Population	31	39	63	93	114	83	268%
Civilian	31	39	63	93	114	83	268%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,851</b>	<b>1,947</b>	<b>1,997</b>	<b>1,998</b>	<b>2,001</b>	<b>150</b>	<b>8%</b>
Single Family	1,620	1,716	1,766	1,767	1,767	147	9%
Multiple Family	231	231	231	231	234	3	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,800</b>	<b>1,879</b>	<b>1,938</b>	<b>1,941</b>	<b>1,941</b>	<b>141</b>	<b>8%</b>
Single Family	1,573	1,670	1,728	1,731	1,732	159	10%
Multiple Family	227	209	210	210	209	-18	-8%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.8%</b>	<b>3.5%</b>	<b>3.0%</b>	<b>2.9%</b>	<b>3.0%</b>	<b>0.2</b>	<b>7%</b>
Single Family	2.9%	2.7%	2.2%	2.0%	2.0%	-0.9	-31%
Multiple Family	1.7%	9.5%	9.1%	9.1%	10.7%	9.0	529%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.50</b>	<b>2.50</b>	<b>2.52</b>	<b>2.60</b>	<b>2.59</b>	<b>0.09</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	90	73	58	50	43	-47	-52%
\$15,000-\$29,999	249	222	191	177	163	-86	-35%
\$30,000-\$44,999	291	286	266	258	248	-43	-15%
\$45,000-\$59,999	284	288	288	288	280	-4	-1%
\$60,000-\$74,999	223	233	234	234	233	10	4%
\$75,000-\$99,999	317	362	375	375	375	58	18%
\$100,000-\$124,999	181	240	257	266	265	84	46%
\$125,000-\$149,999	58	85	151	171	179	121	209%
\$150,000-\$199,999	68	70	93	97	130	62	91%
\$200,000 or more	39	20	25	25	25	-14	-36%
Total Households	1,800	1,879	1,938	1,941	1,941	141	8%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$59,261	\$64,539	\$70,641	\$72,660	\$75,233	\$15,972	27%

**\*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.

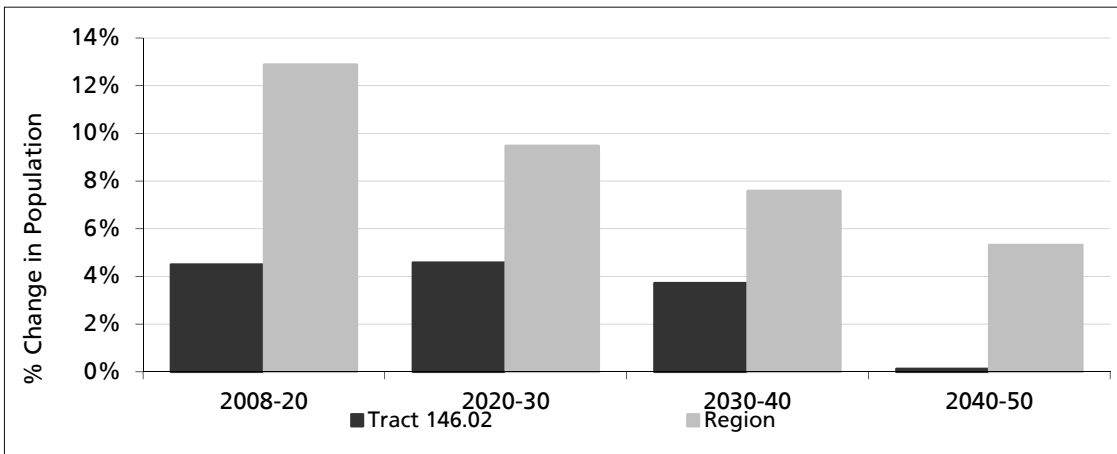
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,535</b>	<b>4,739</b>	<b>4,956</b>	<b>5,140</b>	<b>5,146</b>	<b>611</b>	<b>13%</b>
Under 5	299	316	334	340	335	36	12%
5 to 9	350	348	377	394	396	46	13%
10 to 14	323	332	340	372	374	51	16%
15 to 17	166	161	164	175	179	13	8%
18 to 19	122	118	119	126	126	4	3%
20 to 24	246	251	266	268	272	26	11%
25 to 29	268	331	325	323	329	61	23%
30 to 34	399	432	441	489	490	91	23%
35 to 39	375	320	406	407	414	39	10%
40 to 44	338	285	319	318	355	17	5%
45 to 49	299	243	212	271	269	-30	-10%
50 to 54	307	264	227	255	246	-61	-20%
55 to 59	302	344	293	259	316	14	5%
60 to 61	93	104	85	67	82	-11	-12%
62 to 64	113	166	137	120	119	6	5%
65 to 69	139	227	231	179	139	0	0%
70 to 74	126	219	271	238	202	76	60%
75 to 79	99	115	180	202	164	65	66%
80 to 84	87	73	126	165	135	48	55%
85 and over	84	90	103	172	204	120	143%
Median Age	36.3	36.3	36.4	36.0	35.9	-0.4	-1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,535</b>	<b>4,739</b>	<b>4,956</b>	<b>5,140</b>	<b>5,146</b>	<b>611</b>	<b>13%</b>
Hispanic	619	772	900	1,016	1,102	483	78%
Non-Hispanic	3,916	3,967	4,056	4,124	4,044	128	3%
White	3,044	2,906	2,824	2,740	2,540	-504	-17%
Black	430	551	660	754	836	406	94%
American Indian	38	39	36	34	30	-8	-21%
Asian	223	272	316	355	390	167	75%
Hawaiian / Pacific Islander	20	25	27	31	32	12	60%
Other	5	7	7	8	8	3	60%
Two or More Races	156	167	186	202	208	52	33%

## GROWTH TRENDS IN TOTAL POPULATION



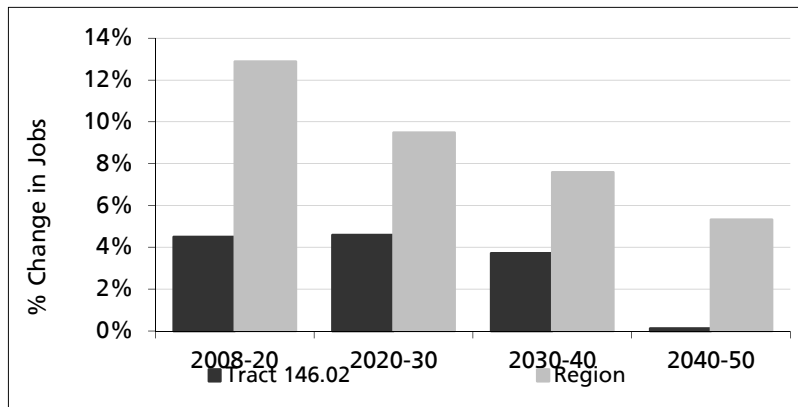
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>428</b>	<b>428</b>	<b>445</b>	<b>472</b>	<b>479</b>	<b>51</b>	<b>12%</b>
Civilian Jobs	428	428	445	472	479	51	12%
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>661</b>	<b>661</b>	<b>661</b>	<b>661</b>	<b>661</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>612</b>	<b>639</b>	<b>654</b>	<b>657</b>	<b>658</b>	<b>46</b>	<b>8%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	348	375	389	389	389	41	12%
Multiple Family	8	8	8	8	9	0	3%
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	7	7	9	11	12	5	71%
Commercial/Services	4	4	4	4	4	0	0%
Office	0	0	0	0	0	0	0%
Schools	21	21	21	21	21	0	0%
Roads and Freeways	158	158	158	158	158	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	65	65	65	65	65	0	0%
<b>Vacant Developable Acres</b>	<b>48</b>	<b>21</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>-46</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	42	15	1	1	1	-41	-98%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	5	4	1	0	-5	-92%
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	1	1	1	1	1	0	0%
<b>Constrained Acres</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>13.2</b>	<b>13.2</b>	<b>13.1</b>	<b>12.9</b>	<b>12.8</b>	<b>-0.4</b>	<b>-3%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.2</b>	<b>5.1</b>	<b>5.0</b>	<b>5.0</b>	<b>5.0</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).