

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 158.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,286</b>	<b>3,679</b>	<b>6,138</b>	<b>10,122</b>	<b>10,121</b>	<b>6,835</b>	<b>208%</b>
Household Population	3,284	3,672	6,118	10,094	10,082	6,798	207%
Group Quarters Population	2	7	20	28	39	37	1850%
Civilian	2	7	20	28	39	37	1850%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,420</b>	<b>1,494</b>	<b>2,371</b>	<b>3,776</b>	<b>3,776</b>	<b>2,356</b>	<b>166%</b>
Single Family	137	203	159	140	140	3	2%
Multiple Family	1,283	1,291	2,212	3,636	3,636	2,353	183%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,302</b>	<b>1,439</b>	<b>2,307</b>	<b>3,686</b>	<b>3,688</b>	<b>2,386</b>	<b>183%</b>
Single Family	130	186	146	131	132	2	2%
Multiple Family	1,172	1,253	2,161	3,555	3,556	2,384	203%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.3%</b>	<b>3.7%</b>	<b>2.7%</b>	<b>2.4%</b>	<b>2.3%</b>	<b>-6.0</b>	<b>-72%</b>
Single Family	5.1%	8.4%	8.2%	6.4%	5.7%	0.6	12%
Multiple Family	8.7%	2.9%	2.3%	2.2%	2.2%	-6.5	-75%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.52</b>	<b>2.55</b>	<b>2.65</b>	<b>2.74</b>	<b>2.73</b>	<b>0.21</b>	<b>8%</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	383	351	336	311	269	-114	-30%
\$15,000-\$29,999	375	365	395	386	351	-24	-6%
\$30,000-\$44,999	277	265	359	426	406	129	47%
\$45,000-\$59,999	142	172	307	481	473	331	233%
\$60,000-\$74,999	78	102	186	371	371	293	376%
\$75,000-\$99,999	42	117	324	614	627	585	1393%
\$100,000-\$124,999	5	37	160	409	433	428	8560%
\$125,000-\$149,999	0	21	105	282	322	322	0%
\$150,000-\$199,999	0	9	81	251	270	270	0%
\$200,000 or more	0	0	54	155	166	166	0%
Total Households	1,302	1,439	2,307	3,686	3,688	2,386	183%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$25,720	\$30,198	\$48,103	\$69,663	\$73,949	\$48,229	188%

**\*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.

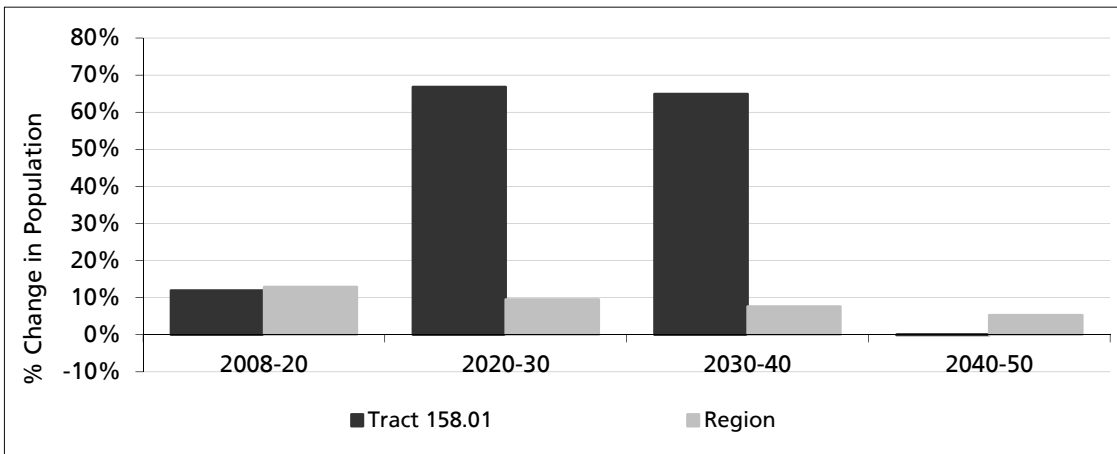
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,286</b>	<b>3,679</b>	<b>6,138</b>	<b>10,122</b>	<b>10,121</b>	<b>6,835</b>	<b>208%</b>
Under 5	272	290	473	767	739	467	172%
5 to 9	238	279	459	766	746	508	213%
10 to 14	245	272	442	735	722	477	195%
15 to 17	179	181	289	475	474	295	165%
18 to 19	123	126	203	328	331	208	169%
20 to 24	203	218	396	635	640	437	215%
25 to 29	284	368	584	950	949	665	234%
30 to 34	364	406	629	1,078	1,069	705	194%
35 to 39	265	250	483	774	781	516	195%
40 to 44	258	259	437	661	761	503	195%
45 to 49	243	226	322	618	608	365	150%
50 to 54	184	200	310	543	517	333	181%
55 to 59	125	162	232	333	401	276	221%
60 to 61	37	47	75	106	122	85	230%
62 to 64	41	69	103	158	155	114	278%
65 to 69	73	133	271	434	410	337	462%
70 to 74	52	85	179	264	248	196	377%
75 to 79	37	46	116	202	152	115	311%
80 to 84	30	27	73	148	134	104	347%
85 and over	33	35	62	147	162	129	391%
Median Age	31.4	31.3	31.8	31.9	32.1	0.7	2%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,286</b>	<b>3,679</b>	<b>6,138</b>	<b>10,122</b>	<b>10,121</b>	<b>6,835</b>	<b>208%</b>
Hispanic	1,065	1,415	2,612	4,699	5,078	4,013	377%
Non-Hispanic	2,221	2,264	3,526	5,423	5,043	2,822	127%
White	1,545	1,409	2,019	2,803	2,251	706	46%
Black	359	484	863	1,511	1,651	1,292	360%
American Indian	16	15	20	26	22	6	38%
Asian	88	124	235	438	479	391	444%
Hawaiian / Pacific Islander	15	19	35	61	63	48	320%
Other	11	12	19	30	30	19	173%
Two or More Races	187	201	335	554	547	360	193%

## GROWTH TRENDS IN TOTAL POPULATION



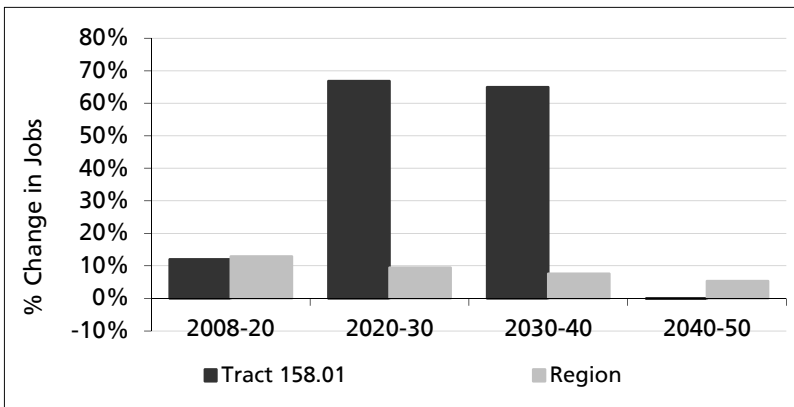
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,857</b>	<b>2,880</b>	<b>2,881</b>	<b>2,881</b>	<b>3,690</b>	<b>833</b>	<b>29%</b>
Civilian Jobs	2,857	2,880	2,881	2,881	3,690	833	29%
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>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>143</b>	<b>149</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>7</b>	<b>5%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	10	11	8	6	6	-4	-40%
Multiple Family	39	37	38	40	40	1	4%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	9	37	37	37	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	41	45	39	11	11	-30	-74%
Office	14	14	14	14	14	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	24	27	27	27	27	3	11%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	21%
<b>Vacant Developable Acres</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-7</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	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	0	0	0	0	-4	-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	-100%
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>42.1</b>	<b>39.9</b>	<b>40.8</b>	<b>51.0</b>	<b>65.7</b>	<b>23.6</b>	<b>56%</b>
<b>Residential Density<sup>4</sup></b>	<b>29.0</b>	<b>31.0</b>	<b>47.0</b>	<b>58.5</b>	<b>58.5</b>	<b>29.5</b>	<b>102%</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).