

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 79.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,429</b>	<b>4,620</b>	<b>5,159</b>	<b>6,147</b>	<b>6,134</b>	<b>1,705</b>	<b>38%</b>
Household Population	4,423	4,605	5,136	6,119	6,101	1,678	38%
Group Quarters Population	6	15	23	28	33	27	450%
Civilian	6	15	23	28	33	27	450%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,594</b>	<b>2,619</b>	<b>2,873</b>	<b>3,331</b>	<b>3,331</b>	<b>737</b>	<b>28%</b>
Single Family	584	547	348	196	196	-388	-66%
Multiple Family	2,010	2,072	2,525	3,135	3,135	1,125	56%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,376</b>	<b>2,438</b>	<b>2,701</b>	<b>3,147</b>	<b>3,142</b>	<b>766</b>	<b>32%</b>
Single Family	543	498	316	171	172	-371	-68%
Multiple Family	1,833	1,940	2,385	2,976	2,970	1,137	62%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.4%</b>	<b>6.9%</b>	<b>6.0%</b>	<b>5.5%</b>	<b>5.7%</b>	<b>-2.7</b>	<b>-32%</b>
Single Family	7.0%	9.0%	9.2%	12.8%	12.2%	5.2	74%
Multiple Family	8.8%	6.4%	5.5%	5.1%	5.3%	-3.5	-40%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.86</b>	<b>1.89</b>	<b>1.90</b>	<b>1.94</b>	<b>1.94</b>	<b>0.08</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	271	209	179	164	160	-111	-41%
\$15,000-\$29,999	483	419	369	345	340	-143	-30%
\$30,000-\$44,999	454	423	410	398	398	-56	-12%
\$45,000-\$59,999	439	420	423	439	439	0	0%
\$60,000-\$74,999	151	179	202	228	229	78	52%
\$75,000-\$99,999	329	440	508	601	602	273	83%
\$100,000-\$124,999	121	177	263	376	371	250	207%
\$125,000-\$149,999	40	81	153	248	255	215	538%
\$150,000-\$199,999	70	75	138	228	228	158	226%
\$200,000 or more	18	15	56	120	120	102	567%
Total Households	2,376	2,438	2,701	3,147	3,142	766	32%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$44,339	\$51,000	\$58,918	\$74,967	\$75,208	\$30,869	70%

**\*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.

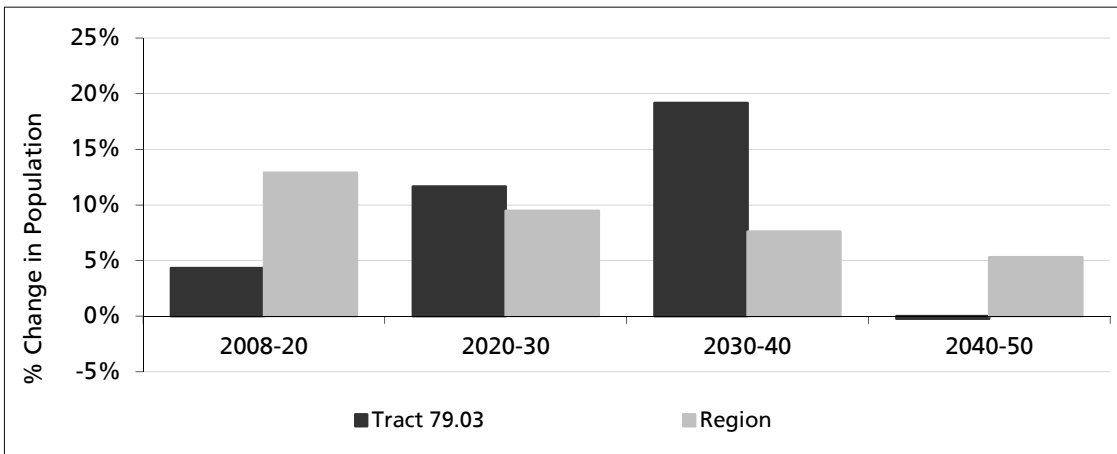
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,429</b>	<b>4,620</b>	<b>5,159</b>	<b>6,147</b>	<b>6,134</b>	<b>1,705</b>	<b>38%</b>
Under 5	195	195	215	243	243	48	25%
5 to 9	185	192	216	253	248	63	34%
10 to 14	84	93	100	119	119	35	42%
15 to 17	49	52	50	61	63	14	29%
18 to 19	23	19	19	21	21	-2	-9%
20 to 24	51	52	67	72	76	25	49%
25 to 29	329	428	475	527	560	231	70%
30 to 34	1,130	1,230	1,304	1,596	1,513	383	34%
35 to 39	851	679	932	1,110	1,023	172	20%
40 to 44	433	372	447	516	563	130	30%
45 to 49	280	244	219	325	339	59	21%
50 to 54	192	180	159	208	209	17	9%
55 to 59	203	251	219	211	275	72	35%
60 to 61	62	82	70	61	79	17	27%
62 to 64	83	146	124	116	124	41	49%
65 to 69	73	143	163	151	127	54	74%
70 to 74	35	68	92	89	71	36	103%
75 to 79	38	48	82	105	81	43	113%
80 to 84	45	43	83	124	105	60	133%
85 and over	88	103	123	239	295	207	235%
Median Age	36.0	35.4	35.7	35.8	36.1	0.1	0%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,429</b>	<b>4,620</b>	<b>5,159</b>	<b>6,147</b>	<b>6,134</b>	<b>1,705</b>	<b>38%</b>
Hispanic	452	521	608	753	771	319	71%
Non-Hispanic	3,977	4,099	4,551	5,394	5,363	1,386	35%
White	3,634	3,705	4,080	4,797	4,730	1,096	30%
Black	60	66	77	95	99	39	65%
American Indian	19	22	22	23	22	3	16%
Asian	142	176	221	291	320	178	125%
Hawaiian / Pacific Islander	19	25	31	40	40	21	111%
Other	13	10	9	9	9	-4	-31%
Two or More Races	90	95	111	139	143	53	59%

## GROWTH TRENDS IN TOTAL POPULATION



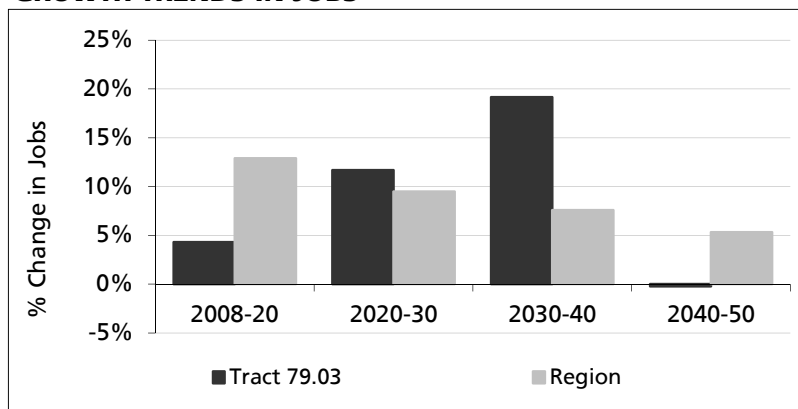
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,347</b>	<b>1,347</b>	<b>1,453</b>	<b>1,487</b>	<b>1,495</b>	<b>148</b>	<b>11%</b>
Civilian Jobs	1,347	1,347	1,453	1,487	1,495	148	11%
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>191</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>190</b>	<b>190</b>	<b>190</b>	<b>191</b>	<b>191</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	43	40	24	14	14	-29	-68%
Multiple Family	46	48	64	74	74	28	62%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	5	23	23	23	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	25	25	21	4	4	-21	-85%
Office	0	0	0	0	0	0	-27%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	61	61	61	61	61	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	1	1	0	0	-1	-100%
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>34.5</b>	<b>34.5</b>	<b>38.8</b>	<b>50.9</b>	<b>51.2</b>	<b>16.8</b>	<b>49%</b>
<b>Residential Density<sup>4</sup></b>	<b>29.4</b>	<b>29.6</b>	<b>31.9</b>	<b>33.6</b>	<b>33.6</b>	<b>4.3</b>	<b>15%</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).