

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 143.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,567</b>	<b>3,757</b>	<b>4,046</b>	<b>4,112</b>	<b>4,266</b>	<b>699</b>	<b>20%</b>
Household Population	3,537	3,722	4,003	4,057	4,194	657	19%
Group Quarters Population	30	35	43	55	72	42	140%
Civilian	30	35	43	55	72	42	140%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,273</b>	<b>1,335</b>	<b>1,409</b>	<b>1,414</b>	<b>1,473</b>	<b>200</b>	<b>16%</b>
Single Family	1,042	1,104	1,052	1,057	1,028	-14	-1%
Multiple Family	231	231	357	357	445	214	93%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,222</b>	<b>1,275</b>	<b>1,355</b>	<b>1,361</b>	<b>1,417</b>	<b>195</b>	<b>16%</b>
Single Family	1,003	1,060	1,015	1,020	991	-12	-1%
Multiple Family	219	215	340	341	426	207	95%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.0%</b>	<b>4.5%</b>	<b>3.8%</b>	<b>3.7%</b>	<b>3.8%</b>	<b>-0.2</b>	<b>-5%</b>
Single Family	3.7%	4.0%	3.5%	3.5%	3.6%	-0.1	-3%
Multiple Family	5.2%	6.9%	4.8%	4.5%	4.3%	-0.9	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.89</b>	<b>2.92</b>	<b>2.95</b>	<b>2.98</b>	<b>2.96</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	164	138	110	93	79	-85	-52%
\$15,000-\$29,999	220	182	143	128	111	-109	-50%
\$30,000-\$44,999	240	234	211	203	191	-49	-20%
\$45,000-\$59,999	247	247	241	241	235	-12	-5%
\$60,000-\$74,999	162	149	161	162	162	0	0%
\$75,000-\$99,999	98	183	234	235	259	161	164%
\$100,000-\$124,999	62	87	151	162	195	133	215%
\$125,000-\$149,999	24	39	58	81	98	74	308%
\$150,000-\$199,999	0	11	33	43	67	67	0%
\$200,000 or more	5	5	13	13	20	15	300%
Total Households	1,222	1,275	1,355	1,361	1,417	195	16%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$44,188	\$50,071	\$58,288	\$61,435	\$68,565	\$24,377	55%

**\*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.

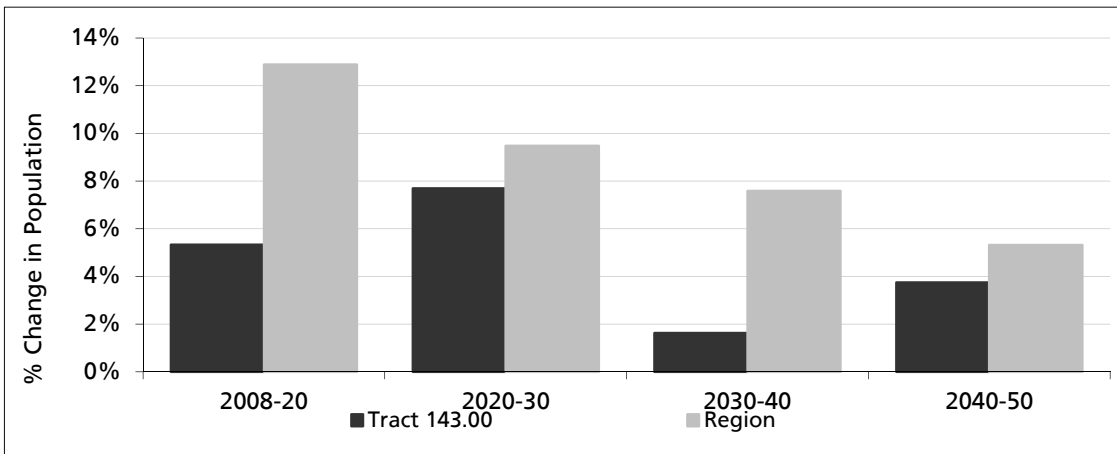
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,567</b>	<b>3,757</b>	<b>4,046</b>	<b>4,112</b>	<b>4,266</b>	<b>699</b>	<b>20%</b>
Under 5	179	166	161	160	157	-22	-12%
5 to 9	212	220	212	200	189	-23	-11%
10 to 14	241	258	256	251	260	19	8%
15 to 17	161	150	153	146	149	-12	-7%
18 to 19	105	93	96	95	98	-7	-7%
20 to 24	258	231	278	268	282	24	9%
25 to 29	223	247	244	243	244	21	9%
30 to 34	215	206	186	201	196	-19	-9%
35 to 39	230	189	219	197	197	-33	-14%
40 to 44	271	232	246	219	248	-23	-8%
45 to 49	273	237	210	235	229	-44	-16%
50 to 54	282	273	261	262	240	-42	-15%
55 to 59	256	321	316	289	349	93	36%
60 to 61	87	123	123	117	140	53	61%
62 to 64	104	184	199	207	215	111	107%
65 to 69	96	167	222	225	228	132	138%
70 to 74	85	141	201	204	208	123	145%
75 to 79	95	117	188	228	219	124	131%
80 to 84	113	113	179	232	248	135	119%
85 and over	81	89	96	133	170	89	110%
Median Age	39.1	42.6	44.4	46.6	47.5	8.4	21%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,567</b>	<b>3,757</b>	<b>4,046</b>	<b>4,112</b>	<b>4,266</b>	<b>699</b>	<b>20%</b>
Hispanic	1,341	1,638	1,958	2,199	2,502	1,161	87%
Non-Hispanic	2,226	2,119	2,088	1,913	1,764	-462	-21%
White	1,524	1,269	1,053	755	439	-1,085	-71%
Black	344	440	554	627	730	386	112%
American Indian	30	33	35	33	33	3	10%
Asian	177	214	260	301	350	173	98%
Hawaiian / Pacific Islander	23	25	27	30	31	8	35%
Other	3	3	3	3	3	0	0%
Two or More Races	125	135	156	164	178	53	42%

## GROWTH TRENDS IN TOTAL POPULATION



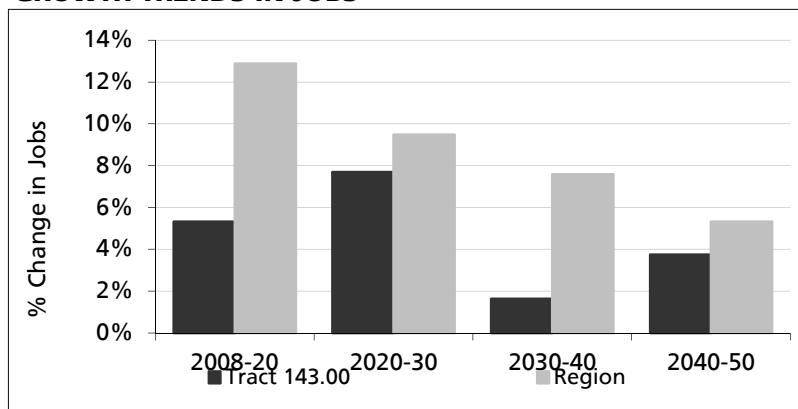
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>171</b>	<b>171</b>	<b>180</b>	<b>180</b>	<b>189</b>	<b>18</b>	<b>11%</b>
Civilian Jobs	171	171	180	180	189	18	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>283</b>	<b>283</b>	<b>283</b>	<b>283</b>	<b>283</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>270</b>	<b>281</b>	<b>282</b>	<b>282</b>	<b>282</b>	<b>12</b>	<b>5%</b>
Low Density Single Family	4	0	0	0	0	-4	-100%
Single Family	195	210	199	199	196	1	1%
Multiple Family	11	11	22	22	26	15	130%
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	--
Industrial	1	1	1	1	2	1	110%
Commercial/Services	11	11	11	11	11	0	-3%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	47	47	47	47	47	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
<b>Vacant Developable Acres</b>	<b>13</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>-12</b>	<b>-94%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	12	1	1	1	1	-11	-94%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	0	-1	-100%
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>13.9</b>	<b>13.9</b>	<b>14.9</b>	<b>14.9</b>	<b>14.5</b>	<b>0.6</b>	<b>4%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.1</b>	<b>6.0</b>	<b>6.3</b>	<b>6.4</b>	<b>6.6</b>	<b>0.6</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).