

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 170.37**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,333</b>	<b>6,443</b>	<b>6,534</b>	<b>6,663</b>	<b>6,743</b>	<b>410</b>	<b>6%</b>
Household Population	6,333	6,443	6,534	6,663	6,743	410	6%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,058</b>	<b>2,058</b>	<b>2,058</b>	<b>2,063</b>	<b>2,063</b>	<b>5</b>	<b>0%</b>
Single Family	1,536	1,536	1,536	1,536	1,536	0	0%
Multiple Family	522	522	522	527	527	5	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,994</b>	<b>2,013</b>	<b>2,018</b>	<b>2,023</b>	<b>2,024</b>	<b>30</b>	<b>2%</b>
Single Family	1,481	1,505	1,508	1,508	1,509	28	2%
Multiple Family	513	508	510	515	515	2	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.1%</b>	<b>2.2%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>-1.2</b>	<b>-39%</b>
Single Family	3.6%	2.0%	1.8%	1.8%	1.8%	-1.8	-50%
Multiple Family	1.7%	2.7%	2.3%	2.3%	2.3%	0.6	35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.18</b>	<b>3.20</b>	<b>3.24</b>	<b>3.29</b>	<b>3.33</b>	<b>0.15</b>	<b>5%</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	60	47	33	22	16	-44	-73%
\$15,000-\$29,999	134	82	58	41	31	-103	-77%
\$30,000-\$44,999	204	186	142	113	97	-107	-52%
\$45,000-\$59,999	255	236	192	161	142	-113	-44%
\$60,000-\$74,999	216	196	165	144	127	-89	-41%
\$75,000-\$99,999	451	456	424	395	376	-75	-17%
\$100,000-\$124,999	302	346	388	397	400	98	32%
\$125,000-\$149,999	190	247	315	373	409	219	115%
\$150,000-\$199,999	115	144	197	249	285	170	148%
\$200,000 or more	67	73	104	128	141	74	110%
Total Households	1,994	2,013	2,018	2,023	2,024	30	2%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$82,095	\$89,227	\$99,705	\$108,533	\$113,938	\$31,843	39%

**\*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.

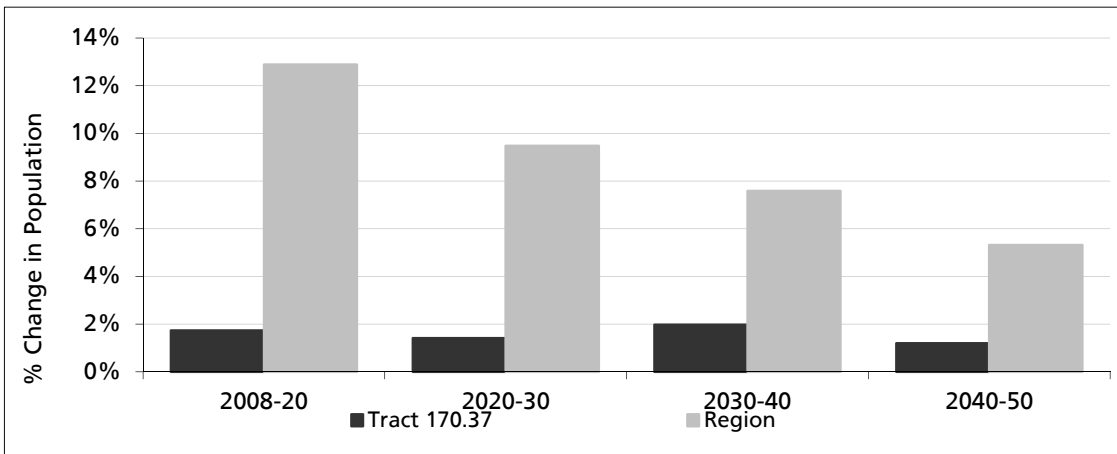
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,333</b>	<b>6,443</b>	<b>6,534</b>	<b>6,663</b>	<b>6,743</b>	<b>410</b>	<b>6%</b>
Under 5	369	329	328	318	306	-63	-17%
5 to 9	320	307	312	309	302	-18	-6%
10 to 14	426	449	422	421	416	-10	-2%
15 to 17	252	236	220	226	223	-29	-12%
18 to 19	214	171	166	161	158	-56	-26%
20 to 24	561	500	547	505	499	-62	-11%
25 to 29	427	450	448	437	430	3	1%
30 to 34	349	352	331	366	342	-7	-2%
35 to 39	374	302	340	343	328	-46	-12%
40 to 44	415	342	371	353	370	-45	-11%
45 to 49	622	512	447	514	513	-109	-18%
50 to 54	625	561	507	552	518	-107	-17%
55 to 59	554	669	600	540	600	46	8%
60 to 61	193	264	255	253	301	108	56%
62 to 64	175	292	288	276	278	103	59%
65 to 69	168	304	360	326	302	134	80%
70 to 74	90	153	208	198	196	106	118%
75 to 79	68	84	148	190	192	124	182%
80 to 84	66	73	126	185	194	128	194%
85 and over	65	93	110	190	275	210	323%
Median Age	38.3	41.8	42.1	43.5	45.0	6.7	17%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,333</b>	<b>6,443</b>	<b>6,534</b>	<b>6,663</b>	<b>6,743</b>	<b>410</b>	<b>6%</b>
Hispanic	620	723	791	864	922	302	49%
Non-Hispanic	5,713	5,720	5,743	5,799	5,821	108	2%
White	3,478	3,270	3,133	3,017	2,901	-577	-17%
Black	140	164	178	194	207	67	48%
American Indian	4	8	9	9	9	5	125%
Asian	1,750	1,884	1,973	2,076	2,158	408	23%
Hawaiian / Pacific Islander	14	30	40	47	53	39	279%
Other	6	11	13	15	16	10	167%
Two or More Races	321	353	397	441	477	156	49%

## GROWTH TRENDS IN TOTAL POPULATION



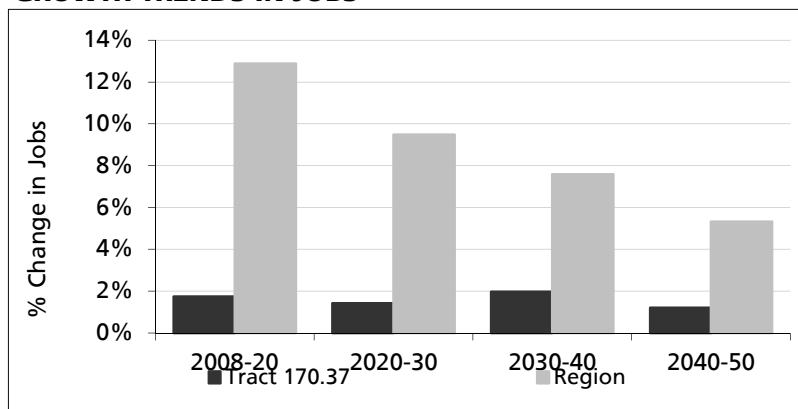
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>532</b>	<b>532</b>	<b>532</b>	<b>532</b>	<b>532</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	532	532	532	532	532	0	0%
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>801</b>	<b>801</b>	<b>801</b>	<b>801</b>	<b>801</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>801</b>	<b>801</b>	<b>801</b>	<b>801</b>	<b>801</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	363	363	363	363	363	0	0%
Multiple Family	24	24	24	24	24	0	0%
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	2	2	2	2	2	0	0%
Commercial/Services	11	11	11	11	11	0	0%
Office	3	3	3	3	3	0	0%
Schools	15	15	15	15	15	0	0%
Roads and Freeways	151	151	151	151	151	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	231	231	231	231	231	0	0%
<b>Vacant Developable Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</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	0	0	0	0	0	0	0%
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>17.2</b>	<b>17.2</b>	<b>17.2</b>	<b>17.2</b>	<b>17.2</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>0.0</b>	<b>0%</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).