

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 182.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,836</b>	<b>7,282</b>	<b>9,238</b>	<b>9,681</b>	<b>9,750</b>	<b>1,914</b>	<b>24%</b>
Household Population	7,799	7,216	9,126	9,515	9,539	1,740	22%
Group Quarters Population	37	66	112	166	211	174	470%
Civilian	37	66	112	166	211	174	470%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,698</b>	<b>2,784</b>	<b>3,623</b>	<b>3,656</b>	<b>3,656</b>	<b>958</b>	<b>36%</b>
Single Family	1,073	1,073	905	938	938	-135	-13%
Multiple Family	1,451	1,537	2,718	2,718	2,718	1,267	87%
Mobile Homes	174	174	0	0	0	-174	-100%
<b>Occupied Housing Units</b>	<b>2,454</b>	<b>2,208</b>	<b>2,854</b>	<b>3,015</b>	<b>3,027</b>	<b>573</b>	<b>23%</b>
Single Family	952	876	742	775	781	-171	-18%
Multiple Family	1,339	1,205	2,112	2,240	2,246	907	68%
Mobile Homes	163	127	0	0	0	-163	-100%
<b>Vacancy Rate</b>	<b>9.0%</b>	<b>20.7%</b>	<b>21.2%</b>	<b>17.5%</b>	<b>17.2%</b>	<b>8.2</b>	<b>91%</b>
Single Family	11.3%	18.4%	18.0%	17.4%	16.7%	5.4	48%
Multiple Family	7.7%	21.6%	22.3%	17.6%	17.4%	9.7	126%
Mobile Homes	6.3%	27.0%	0.0%	0.0%	0.0%	-6.3	-100%
<b>Persons per Household</b>	<b>3.18</b>	<b>3.27</b>	<b>3.20</b>	<b>3.16</b>	<b>3.15</b>	<b>-0.03</b>	<b>-1%</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	497	442	463	417	379	-118	-24%
\$15,000-\$29,999	596	520	561	521	488	-108	-18%
\$30,000-\$44,999	476	396	487	470	454	-22	-5%
\$45,000-\$59,999	357	279	385	402	401	44	12%
\$60,000-\$74,999	174	174	256	279	278	104	60%
\$75,000-\$99,999	150	192	318	391	393	243	162%
\$100,000-\$124,999	105	105	164	235	279	174	166%
\$125,000-\$149,999	54	62	106	140	163	109	202%
\$150,000-\$199,999	36	33	93	125	152	116	322%
\$200,000 or more	9	5	21	35	40	31	344%
Total Households	2,454	2,208	2,854	3,015	3,027	573	23%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$34,223	\$35,379	\$42,413	\$48,713	\$52,201	\$17,978	53%

**\*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.

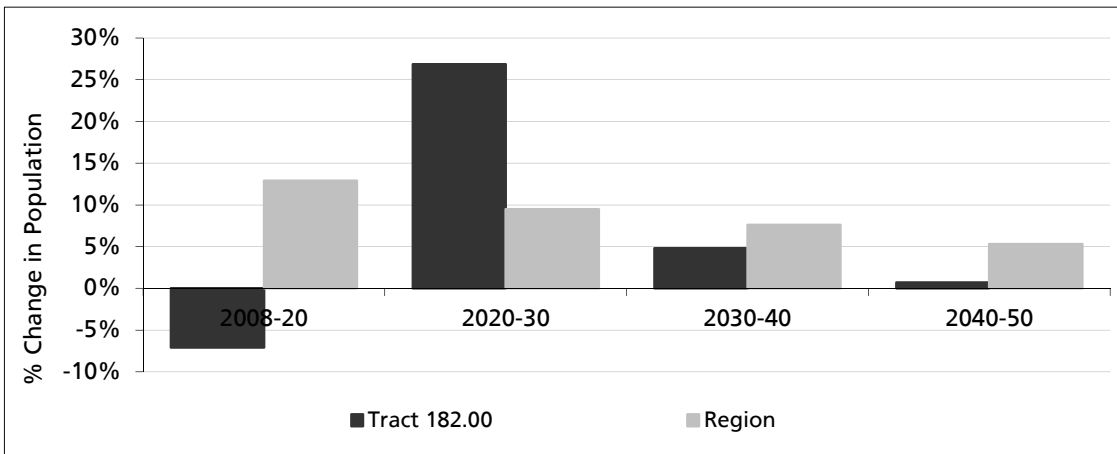
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,836</b>	<b>7,282</b>	<b>9,238</b>	<b>9,681</b>	<b>9,750</b>	<b>1,914</b>	<b>24%</b>
Under 5	1,250	1,047	1,270	1,285	1,214	-36	-3%
5 to 9	895	918	1,087	1,145	1,114	219	24%
10 to 14	680	718	860	887	905	225	33%
15 to 17	431	386	503	502	535	104	24%
18 to 19	238	189	285	272	283	45	19%
20 to 24	580	458	749	754	768	188	32%
25 to 29	645	621	752	821	802	157	24%
30 to 34	783	669	717	927	914	131	17%
35 to 39	625	510	700	721	770	145	23%
40 to 44	469	439	549	498	639	170	36%
45 to 49	371	355	411	472	486	115	31%
50 to 54	275	284	383	407	374	99	36%
55 to 59	169	189	247	240	274	105	62%
60 to 61	37	42	53	52	36	-1	-3%
62 to 64	68	80	86	86	80	12	18%
65 to 69	105	146	209	208	187	82	78%
70 to 74	99	135	205	184	165	66	67%
75 to 79	38	39	82	97	84	46	121%
80 to 84	40	25	48	56	42	2	5%
85 and over	38	32	42	67	78	40	105%
Median Age	23.7	24.2	24.1	25.0	25.3	1.6	7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,836</b>	<b>7,282</b>	<b>9,238</b>	<b>9,681</b>	<b>9,750</b>	<b>1,914</b>	<b>24%</b>
Hispanic	5,202	5,283	7,000	7,635	7,945	2,743	53%
Non-Hispanic	2,634	1,999	2,238	2,046	1,805	-829	-31%
White	2,148	1,593	1,764	1,594	1,386	-762	-35%
Black	191	150	159	132	103	-88	-46%
American Indian	44	39	44	38	31	-13	-30%
Asian	61	57	74	80	83	22	36%
Hawaiian / Pacific Islander	36	27	27	24	23	-13	-36%
Other	2	2	2	2	2	0	0%
Two or More Races	152	131	168	176	177	25	16%

## GROWTH TRENDS IN TOTAL POPULATION



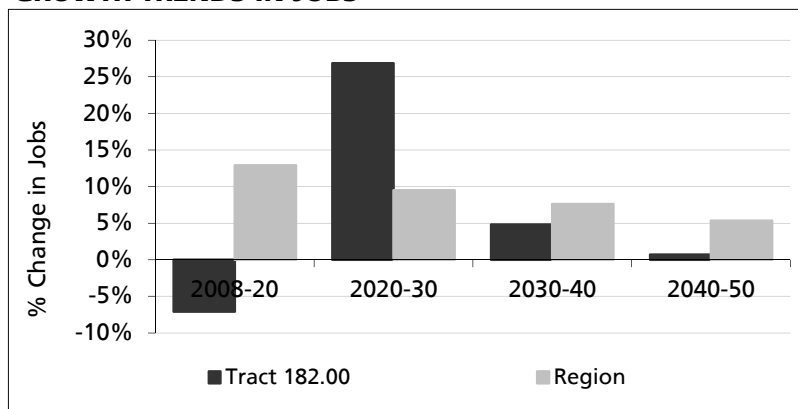
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,479</b>	<b>1,546</b>	<b>1,725</b>	<b>1,848</b>	<b>1,849</b>	<b>370</b>	<b>25%</b>
Civilian Jobs	1,479	1,546	1,725	1,848	1,849	370	25%
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>415</b>	<b>415</b>	<b>415</b>	<b>415</b>	<b>415</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>391</b>	<b>398</b>	<b>409</b>	<b>414</b>	<b>414</b>	<b>23</b>	<b>6%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	116	116	104	108	108	-8	-7%
Multiple Family	41	45	71	71	71	29	72%
Mobile Homes	4	4	0	0	0	-4	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	6	6	6	6	--
Industrial	6	6	3	4	4	-2	-29%
Commercial/Services	41	44	41	41	41	1	1%
Office	1	1	1	1	1	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	173	173	173	173	173	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>24</b>	<b>17</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>-23</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	7	5	1	1	-7	-91%
Multiple Family	8	4	0	0	0	-8	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	8	5	1	0	0	-8	-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	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>25.9</b>	<b>25.8</b>	<b>29.6</b>	<b>31.3</b>	<b>31.3</b>	<b>5.4</b>	<b>21%</b>
<b>Residential Density<sup>4</sup></b>	<b>16.8</b>	<b>16.9</b>	<b>20.4</b>	<b>20.1</b>	<b>20.1</b>	<b>3.3</b>	<b>20%</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).