

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 171.07**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,159</b>	<b>3,197</b>	<b>3,230</b>	<b>3,274</b>	<b>3,306</b>	<b>147</b>	<b>5%</b>
Household Population	3,159	3,197	3,230	3,274	3,306	147	5%
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>1,000</b>	<b>1,004</b>	<b>1,004</b>	<b>1,004</b>	<b>1,004</b>	<b>4</b>	<b>0%</b>
Single Family	1,000	1,004	1,004	1,004	1,004	4	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>985</b>	<b>991</b>	<b>992</b>	<b>992</b>	<b>992</b>	<b>7</b>	<b>1%</b>
Single Family	985	991	992	992	992	7	1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>1.5%</b>	<b>1.3%</b>	<b>1.2%</b>	<b>1.2%</b>	<b>1.2%</b>	<b>-0.3</b>	<b>-20%</b>
Single Family	1.5%	1.3%	1.2%	1.2%	1.2%	-0.3	-20%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.21</b>	<b>3.23</b>	<b>3.26</b>	<b>3.30</b>	<b>3.33</b>	<b>0.12</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	33	28	25	24	24	-9	-27%
\$15,000-\$29,999	31	27	21	20	20	-11	-35%
\$30,000-\$44,999	46	43	41	38	37	-9	-20%
\$45,000-\$59,999	63	61	56	54	53	-10	-16%
\$60,000-\$74,999	118	117	114	110	106	-12	-10%
\$75,000-\$99,999	181	177	176	174	171	-10	-6%
\$100,000-\$124,999	148	142	142	142	141	-7	-5%
\$125,000-\$149,999	140	137	137	137	137	-3	-2%
\$150,000-\$199,999	113	128	128	128	128	15	13%
\$200,000 or more	112	131	152	165	175	63	56%
Total Households	985	991	992	992	992	7	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$103,463	\$107,482	\$111,092	\$113,380	\$115,071	\$11,608	11%

**\*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.

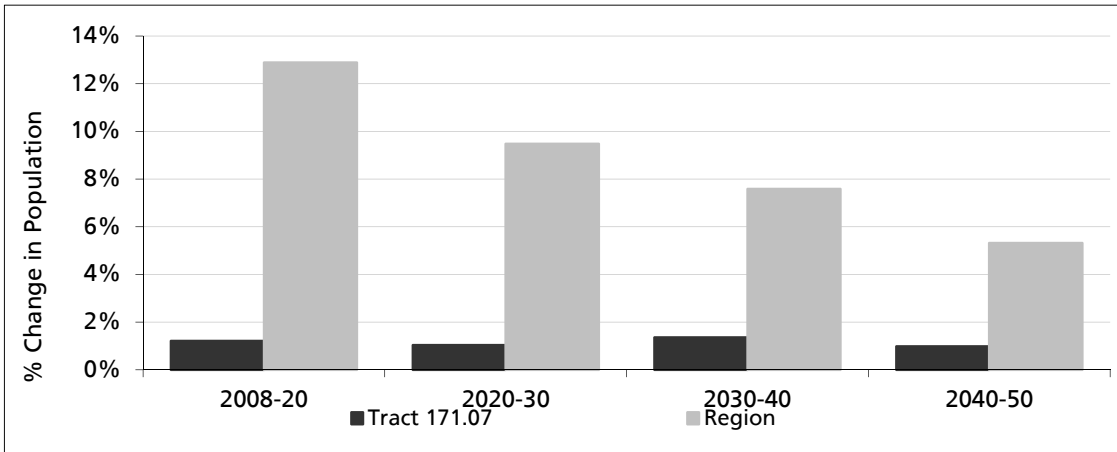
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,159</b>	<b>3,197</b>	<b>3,230</b>	<b>3,274</b>	<b>3,306</b>	<b>147</b>	<b>5%</b>
Under 5	119	110	116	115	110	-9	-8%
5 to 9	166	157	174	177	172	6	4%
10 to 14	229	227	230	248	239	10	4%
15 to 17	202	192	184	208	204	2	1%
18 to 19	131	114	102	106	107	-24	-18%
20 to 24	313	310	329	321	327	14	4%
25 to 29	175	221	233	225	233	58	33%
30 to 34	101	102	101	104	101	0	0%
35 to 39	132	102	124	129	126	-6	-5%
40 to 44	195	154	175	169	180	-15	-8%
45 to 49	309	237	210	264	267	-42	-14%
50 to 54	355	306	269	309	300	-55	-15%
55 to 59	311	350	287	236	300	-11	-4%
60 to 61	96	118	103	80	105	9	9%
62 to 64	85	137	118	101	103	18	21%
65 to 69	97	174	199	164	134	37	38%
70 to 74	49	87	117	100	86	37	76%
75 to 79	19	23	38	42	34	15	79%
80 to 84	44	40	75	98	82	38	86%
85 and over	31	36	46	78	96	65	210%
Median Age	40.3	42.1	40.6	40.1	40.9	0.6	1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,159</b>	<b>3,197</b>	<b>3,230</b>	<b>3,274</b>	<b>3,306</b>	<b>147</b>	<b>5%</b>
Hispanic	199	218	230	241	250	51	26%
Non-Hispanic	2,960	2,979	3,000	3,033	3,056	96	3%
White	2,665	2,672	2,687	2,711	2,731	66	2%
Black	13	15	16	16	16	3	23%
American Indian	11	8	6	6	5	-6	-55%
Asian	186	202	210	219	225	39	21%
Hawaiian / Pacific Islander	3	3	3	3	2	-1	-33%
Other	5	2	1	0	0	-5	-100%
Two or More Races	77	77	77	78	77	0	0%

## GROWTH TRENDS IN TOTAL POPULATION



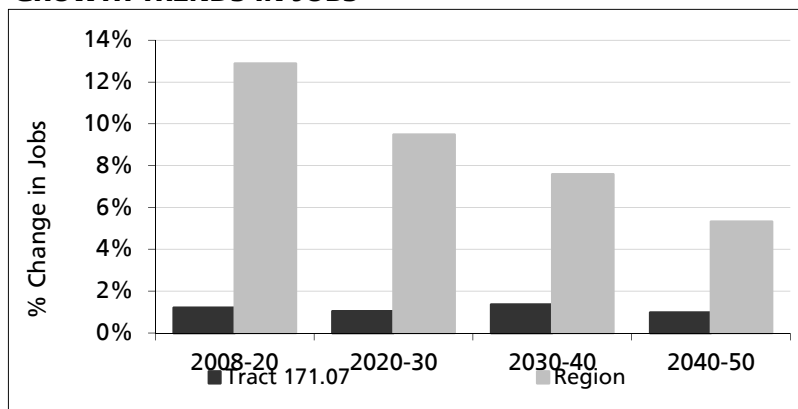
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>882</b>	<b>1,093</b>	<b>1,093</b>	<b>1,093</b>	<b>1,093</b>	<b>211</b>	<b>24%</b>
Civilian Jobs	882	1,093	1,093	1,093	1,093	211	24%
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>458</b>	<b>458</b>	<b>458</b>	<b>458</b>	<b>458</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>454</b>	<b>458</b>	<b>458</b>	<b>458</b>	<b>458</b>	<b>3</b>	<b>1%</b>
Low Density Single Family	4	4	4	4	4	0	0%
Single Family	171	171	171	171	171	1	0%
Multiple Family	0	0	0	0	0	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	12	12	12	12	12	0	0%
Commercial/Services	18	18	18	18	18	0	0%
Office	8	11	11	11	11	3	36%
Schools	21	21	21	21	21	0	0%
Roads and Freeways	70	70	70	70	70	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	150	150	150	150	150	0	0%
<b>Vacant Developable Acres</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-3</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
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	3	0	0	0	0	-3	-100%
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>15.1</b>	<b>17.8</b>	<b>17.8</b>	<b>17.8</b>	<b>17.8</b>	<b>2.7</b>	<b>18%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.7</b>	<b>5.7</b>	<b>5.7</b>	<b>5.7</b>	<b>5.7</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).