

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 166.13**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,177</b>	<b>2,218</b>	<b>2,248</b>	<b>2,266</b>	<b>2,266</b>	<b>89</b>	<b>4%</b>
Household Population	2,177	2,218	2,248	2,266	2,266	89	4%
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>730</b>	<b>731</b>	<b>731</b>	<b>731</b>	<b>731</b>	<b>1</b>	<b>0%</b>
Single Family	551	552	552	552	552	1	0%
Multiple Family	179	179	179	179	179	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>714</b>	<b>719</b>	<b>720</b>	<b>720</b>	<b>721</b>	<b>7</b>	<b>1%</b>
Single Family	543	546	547	547	547	4	1%
Multiple Family	171	173	173	173	174	3	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.2%</b>	<b>1.6%</b>	<b>1.5%</b>	<b>1.5%</b>	<b>1.4%</b>	<b>-0.8</b>	<b>-36%</b>
Single Family	1.5%	1.1%	0.9%	0.9%	0.9%	-0.6	-40%
Multiple Family	4.5%	3.4%	3.4%	3.4%	2.8%	-1.7	-38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.05</b>	<b>3.08</b>	<b>3.12</b>	<b>3.15</b>	<b>3.14</b>	<b>0.09</b>	<b>3%</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	52	43	35	33	31	-21	-40%
\$15,000-\$29,999	94	84	73	58	45	-49	-52%
\$30,000-\$44,999	104	98	86	70	58	-46	-44%
\$45,000-\$59,999	135	138	128	116	104	-31	-23%
\$60,000-\$74,999	118	120	118	114	107	-11	-9%
\$75,000-\$99,999	129	136	140	142	140	11	9%
\$100,000-\$124,999	54	63	77	86	93	39	72%
\$125,000-\$149,999	16	24	39	56	71	55	344%
\$150,000-\$199,999	12	13	20	36	54	42	350%
\$200,000 or more	0	0	4	9	18	18	0%
Total Households	714	719	720	720	721	7	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$56,889	\$59,620	\$64,831	\$70,921	\$77,768	\$20,879	37%

**\*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.

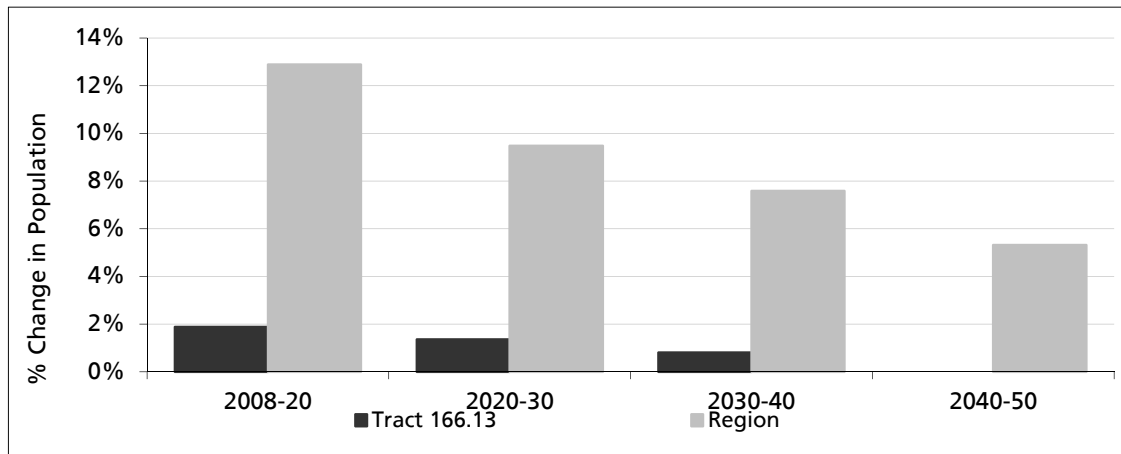
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,177</b>	<b>2,218</b>	<b>2,248</b>	<b>2,266</b>	<b>2,266</b>	<b>89</b>	<b>4%</b>
Under 5	95	81	80	81	80	-15	-16%
5 to 9	146	137	135	136	138	-8	-5%
10 to 14	124	115	107	110	107	-17	-14%
15 to 17	73	66	60	68	66	-7	-10%
18 to 19	62	51	44	43	43	-19	-31%
20 to 24	151	141	143	138	143	-8	-5%
25 to 29	112	129	125	117	123	11	10%
30 to 34	78	79	74	77	74	-4	-5%
35 to 39	132	94	110	112	101	-31	-23%
40 to 44	197	157	164	158	173	-24	-12%
45 to 49	213	168	140	171	175	-38	-18%
50 to 54	197	168	143	155	148	-49	-25%
55 to 59	149	172	141	119	144	-5	-3%
60 to 61	54	67	55	47	59	5	9%
62 to 64	65	103	93	89	93	28	43%
65 to 69	98	171	183	149	127	29	30%
70 to 74	83	148	195	171	154	71	86%
75 to 79	67	84	139	150	126	59	88%
80 to 84	32	30	52	66	59	27	84%
85 and over	49	57	65	109	133	84	171%
Median Age	42.9	46.8	47.9	47.7	47.4	4.5	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,177</b>	<b>2,218</b>	<b>2,248</b>	<b>2,266</b>	<b>2,266</b>	<b>89</b>	<b>4%</b>
Hispanic	275	318	342	357	368	93	34%
Non-Hispanic	1,902	1,900	1,906	1,909	1,898	-4	0%
White	1,711	1,699	1,698	1,691	1,674	-37	-2%
Black	20	23	23	22	22	2	10%
American Indian	7	7	5	5	6	-1	-14%
Asian	46	55	62	69	74	28	61%
Hawaiian / Pacific Islander	29	26	24	24	24	-5	-17%
Other	12	10	10	10	10	-2	-17%
Two or More Races	77	80	84	88	88	11	14%

## GROWTH TRENDS IN TOTAL POPULATION



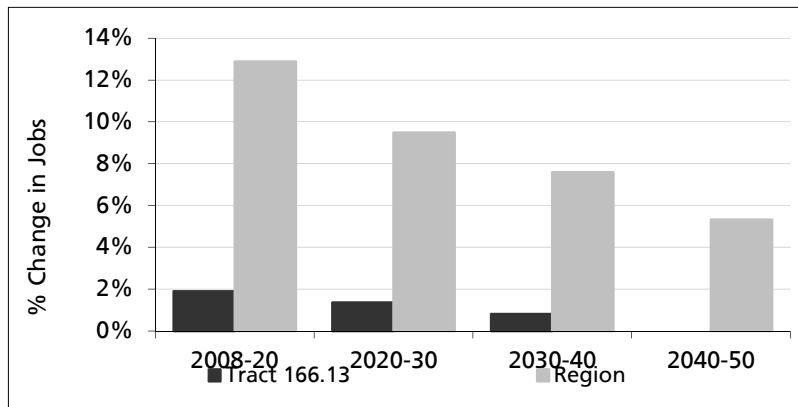
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>104</b>	<b>104</b>	<b>104</b>	<b>104</b>	<b>108</b>	<b>4</b>	<b>4%</b>
Civilian Jobs	104	104	104	104	108	4	4%
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>207</b>	<b>207</b>	<b>207</b>	<b>207</b>	<b>207</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>207</b>	<b>207</b>	<b>207</b>	<b>207</b>	<b>207</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	103	103	103	103	103	0	0%
Multiple Family	8	8	8	8	8	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	0	0	0	0	0	0	0%
Commercial/Services	2	2	2	2	2	0	0%
Office	1	1	1	1	1	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	50	50	50	50	50	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	43	43	43	43	43	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-41%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-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	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>35.9</b>	<b>35.9</b>	<b>35.9</b>	<b>35.9</b>	<b>37.2</b>	<b>1.4</b>	<b>4%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.6</b>	<b>6.6</b>	<b>6.6</b>	<b>6.6</b>	<b>6.6</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).