

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 144.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,845</b>	<b>3,944</b>	<b>4,166</b>	<b>6,055</b>	<b>7,078</b>	<b>3,233</b>	<b>84%</b>
Household Population	3,835	3,924	4,126	5,989	6,995	3,160	82%
Group Quarters Population	10	20	40	66	83	73	730%
Civilian	10	20	40	66	83	73	730%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,648</b>	<b>1,657</b>	<b>1,695</b>	<b>2,324</b>	<b>2,675</b>	<b>1,027</b>	<b>62%</b>
Single Family	344	279	212	166	140	-204	-59%
Multiple Family	1,235	1,310	1,483	2,158	2,535	1,300	105%
Mobile Homes	69	68	0	0	0	-69	-100%
<b>Occupied Housing Units</b>	<b>1,561</b>	<b>1,557</b>	<b>1,620</b>	<b>2,238</b>	<b>2,589</b>	<b>1,028</b>	<b>66%</b>
Single Family	319	224	180	141	119	-200	-63%
Multiple Family	1,179	1,270	1,440	2,097	2,470	1,291	109%
Mobile Homes	63	63	0	0	0	-63	-100%
<b>Vacancy Rate</b>	<b>5.3%</b>	<b>6.0%</b>	<b>4.4%</b>	<b>3.7%</b>	<b>3.2%</b>	<b>-2.1</b>	<b>-40%</b>
Single Family	7.3%	19.7%	15.1%	15.1%	15.0%	7.7	105%
Multiple Family	4.5%	3.1%	2.9%	2.8%	2.6%	-1.9	-42%
Mobile Homes	8.7%	7.4%	0.0%	0.0%	0.0%	-8.7	-100%
<b>Persons per Household</b>	<b>2.46</b>	<b>2.52</b>	<b>2.55</b>	<b>2.68</b>	<b>2.70</b>	<b>0.24</b>	<b>10%</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	504	389	295	255	226	-278	-55%
\$15,000-\$29,999	452	366	296	265	244	-208	-46%
\$30,000-\$44,999	325	300	262	249	252	-73	-22%
\$45,000-\$59,999	161	189	186	221	255	94	58%
\$60,000-\$74,999	69	121	181	276	338	269	390%
\$75,000-\$99,999	37	122	250	474	585	548	1481%
\$100,000-\$124,999	5	13	32	200	272	267	5340%
\$125,000-\$149,999	0	17	20	56	78	78	0%
\$150,000-\$199,999	0	36	73	163	217	217	0%
\$200,000 or more	8	4	25	79	122	114	1425%
Total Households	1,561	1,557	1,620	2,238	2,589	1,028	66%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$24,176	\$31,175	\$42,538	\$67,011	\$74,090	\$49,914	206%

**\*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.

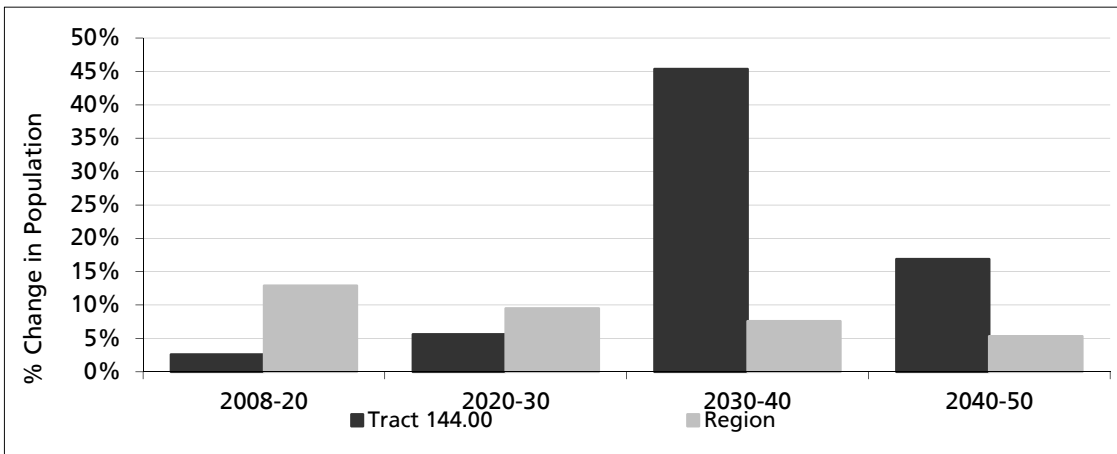
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,845</b>	<b>3,944</b>	<b>4,166</b>	<b>6,055</b>	<b>7,078</b>	<b>3,233</b>	<b>84%</b>
Under 5	354	315	302	394	421	67	19%
5 to 9	306	296	282	389	433	127	42%
10 to 14	229	215	204	279	326	97	42%
15 to 17	163	137	130	173	196	33	20%
18 to 19	107	86	95	126	144	37	35%
20 to 24	208	181	203	280	323	115	55%
25 to 29	299	321	286	384	418	119	40%
30 to 34	321	299	273	398	435	114	36%
35 to 39	229	186	216	275	323	94	41%
40 to 44	184	147	144	180	211	27	15%
45 to 49	264	231	205	335	360	96	36%
50 to 54	191	183	173	254	269	78	41%
55 to 59	196	271	251	326	472	276	141%
60 to 61	80	114	114	148	197	117	146%
62 to 64	110	182	189	242	281	171	155%
65 to 69	130	213	267	353	377	247	190%
70 to 74	98	145	200	293	325	227	232%
75 to 79	147	178	298	547	621	474	322%
80 to 84	119	124	197	404	517	398	334%
85 and over	110	120	137	275	429	319	290%
Median Age	34.0	38.3	43.2	47.2	49.3	15.3	45%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,845</b>	<b>3,944</b>	<b>4,166</b>	<b>6,055</b>	<b>7,078</b>	<b>3,233</b>	<b>84%</b>
Hispanic	1,399	1,592	1,793	2,783	3,437	2,038	146%
Non-Hispanic	2,446	2,352	2,373	3,272	3,641	1,195	49%
White	1,161	898	698	689	432	-729	-63%
Black	776	927	1,099	1,719	2,176	1,400	180%
American Indian	19	20	19	24	26	7	37%
Asian	127	142	161	259	325	198	156%
Hawaiian / Pacific Islander	45	44	45	68	78	33	73%
Other	7	9	9	13	13	6	86%
Two or More Races	311	312	342	500	591	280	90%

## GROWTH TRENDS IN TOTAL POPULATION



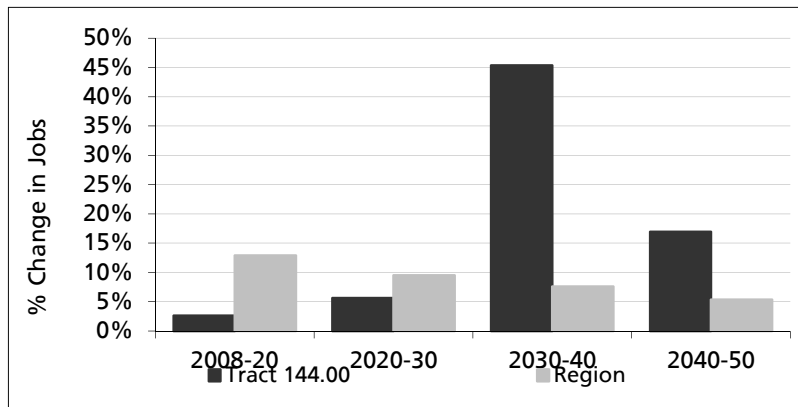
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>4,072</b>	<b>4,300</b>	<b>4,701</b>	<b>5,249</b>	<b>5,570</b>	<b>1,498</b>	<b>37%</b>
Civilian Jobs	4,072	4,300	4,701	5,249	5,570	1,498	37%
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>406</b>	<b>406</b>	<b>406</b>	<b>406</b>	<b>406</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>393</b>	<b>396</b>	<b>401</b>	<b>404</b>	<b>405</b>	<b>13</b>	<b>3%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	42	33	24	19	16	-26	-63%
Multiple Family	46	50	57	56	59	13	29%
Mobile Homes	2	2	0	0	0	-2	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	9	28	39	39	--
Industrial	5	5	5	5	5	0	0%
Commercial/Services	141	147	148	138	128	-13	-9%
Office	9	9	8	9	9	1	7%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	139	140	140	140	140	1	1%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
<b>Vacant Developable Acres</b>	<b>13</b>	<b>10</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>-13</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-78%
Multiple Family	2	2	1	1	0	-2	-100%
Mixed Use	1	0	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	7	6	3	0	0	-7	-100%
Office	2	1	1	0	0	-2	-98%
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>25.3</b>	<b>25.7</b>	<b>27.3</b>	<b>30.5</b>	<b>33.2</b>	<b>7.8</b>	<b>31%</b>
<b>Residential Density<sup>4</sup></b>	<b>18.4</b>	<b>19.4</b>	<b>19.9</b>	<b>26.1</b>	<b>28.4</b>	<b>10.0</b>	<b>54%</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).