

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 180.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,635</b>	<b>4,596</b>	<b>4,911</b>	<b>5,050</b>	<b>5,158</b>	<b>1,523</b>	<b>42%</b>
Household Population	3,413	4,356	4,646	4,745	4,814	1,401	41%
Group Quarters Population	222	240	265	305	344	122	55%
Civilian	222	240	265	305	344	122	55%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,104</b>	<b>2,339</b>	<b>2,463</b>	<b>2,465</b>	<b>2,465</b>	<b>361</b>	<b>17%</b>
Single Family	517	515	513	513	513	-4	-1%
Multiple Family	1,587	1,824	1,950	1,952	1,952	365	23%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,683</b>	<b>2,102</b>	<b>2,216</b>	<b>2,225</b>	<b>2,229</b>	<b>546</b>	<b>32%</b>
Single Family	408	424	422	427	427	19	5%
Multiple Family	1,275	1,678	1,794	1,798	1,802	527	41%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>20.0%</b>	<b>10.1%</b>	<b>10.0%</b>	<b>9.7%</b>	<b>9.6%</b>	<b>-10.4</b>	<b>-52%</b>
Single Family	21.1%	17.7%	17.7%	16.8%	16.8%	-4.3	-20%
Multiple Family	19.7%	8.0%	8.0%	7.9%	7.7%	-12.0	-61%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.03</b>	<b>2.07</b>	<b>2.10</b>	<b>2.13</b>	<b>2.16</b>	<b>0.13</b>	<b>6%</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	193	177	141	104	79	-114	-59%
\$15,000-\$29,999	288	312	276	223	187	-101	-35%
\$30,000-\$44,999	324	392	377	328	287	-37	-11%
\$45,000-\$59,999	241	331	347	322	294	53	22%
\$60,000-\$74,999	223	288	329	326	316	93	42%
\$75,000-\$99,999	199	266	322	359	377	178	89%
\$100,000-\$124,999	78	138	178	220	254	176	226%
\$125,000-\$149,999	48	62	72	112	151	103	215%
\$150,000-\$199,999	53	98	100	124	146	93	175%
\$200,000 or more	36	38	74	107	138	102	283%
Total Households	1,683	2,102	2,216	2,225	2,229	546	32%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$47,272	\$52,704	\$58,573	\$66,235	\$72,698	\$25,426	54%

**\*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.

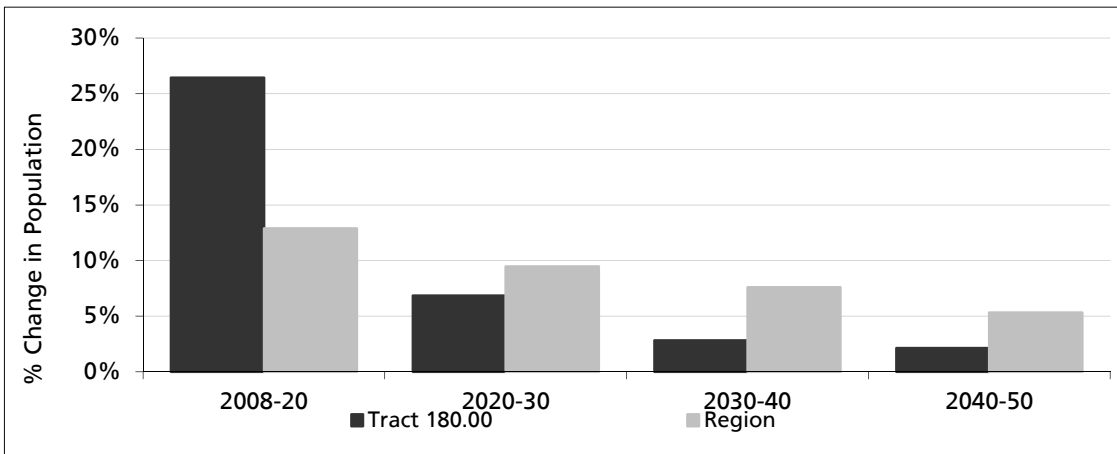
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,635</b>	<b>4,596</b>	<b>4,911</b>	<b>5,050</b>	<b>5,158</b>	<b>1,523</b>	<b>42%</b>
Under 5	252	309	327	320	317	65	26%
5 to 9	184	217	229	230	228	44	24%
10 to 14	94	119	117	116	120	26	28%
15 to 17	58	75	72	72	74	16	28%
18 to 19	37	38	36	33	34	-3	-8%
20 to 24	86	102	108	102	107	21	24%
25 to 29	171	263	269	259	275	104	61%
30 to 34	486	632	618	657	655	169	35%
35 to 39	520	481	619	623	595	75	14%
40 to 44	335	337	376	370	403	68	20%
45 to 49	276	289	244	299	306	30	11%
50 to 54	248	284	251	276	274	26	10%
55 to 59	280	411	345	285	368	88	31%
60 to 61	86	140	127	100	130	44	51%
62 to 64	72	144	130	119	124	52	72%
65 to 69	89	201	233	197	168	79	89%
70 to 74	71	158	207	178	157	86	121%
75 to 79	84	131	218	242	200	116	138%
80 to 84	87	100	185	241	209	122	140%
85 and over	119	165	200	331	414	295	248%
Median Age	39.3	40.9	40.8	41.5	42.2	2.9	7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,635</b>	<b>4,596</b>	<b>4,911</b>	<b>5,050</b>	<b>5,158</b>	<b>1,523</b>	<b>42%</b>
Hispanic	486	676	735	781	808	322	66%
Non-Hispanic	3,149	3,920	4,176	4,269	4,350	1,201	38%
White	2,948	3,673	3,916	4,002	4,079	1,131	38%
Black	13	14	13	11	9	-4	-31%
American Indian	17	17	13	10	10	-7	-41%
Asian	69	96	106	114	119	50	72%
Hawaiian / Pacific Islander	7	8	8	8	8	1	14%
Other	15	13	14	14	14	-1	-7%
Two or More Races	80	99	106	110	111	31	39%

## GROWTH TRENDS IN TOTAL POPULATION



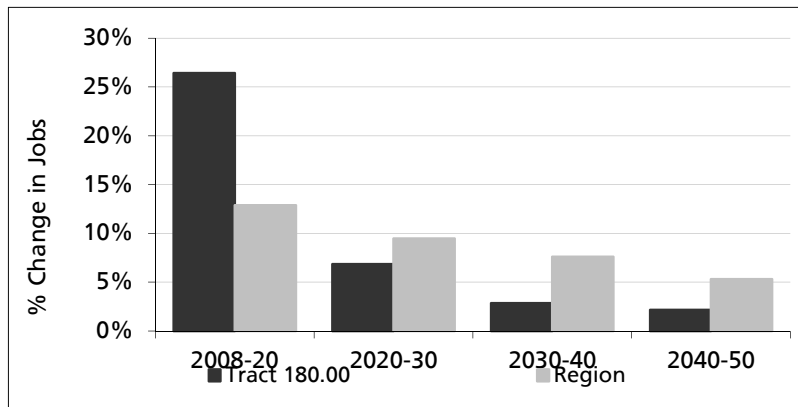
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,555</b>	<b>1,618</b>	<b>1,695</b>	<b>1,695</b>	<b>1,695</b>	<b>140</b>	<b>9%</b>
Civilian Jobs	1,555	1,618	1,695	1,695	1,695	140	9%
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>319</b>	<b>319</b>	<b>319</b>	<b>319</b>	<b>319</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>312</b>	<b>317</b>	<b>318</b>	<b>318</b>	<b>318</b>	<b>7</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	63	55	55	55	55	-8	-13%
Multiple Family	63	75	77	77	77	14	22%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	4	14	14	14	14	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	22	19	11	11	11	-11	-51%
Office	3	2	1	1	1	-2	-54%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	88	88	88	88	88	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	60	60	60	60	60	0	0%
<b>Vacant Developable Acres</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-7</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	6	1	0	0	0	-6	-99%
Mixed Use	0	0	0	0	0	0	-100%
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>47.1</b>	<b>50.4</b>	<b>62.2</b>	<b>62.2</b>	<b>62.2</b>	<b>15.1</b>	<b>32%</b>
<b>Residential Density<sup>4</sup></b>	<b>16.1</b>	<b>17.1</b>	<b>17.2</b>	<b>17.2</b>	<b>17.2</b>	<b>1.1</b>	<b>7%</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).