

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 133.07**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,533</b>	<b>3,745</b>	<b>3,881</b>	<b>4,347</b>	<b>4,447</b>	<b>914</b>	<b>26%</b>
Household Population	3,525	3,718	3,818	4,252	4,331	806	23%
Group Quarters Population	8	27	63	95	116	108	1350%
Civilian	8	27	63	95	116	108	1350%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,009</b>	<b>1,009</b>	<b>1,016</b>	<b>1,110</b>	<b>1,116</b>	<b>107</b>	<b>11%</b>
Single Family	802	802	807	901	901	99	12%
Multiple Family	76	76	76	76	80	4	5%
Mobile Homes	131	131	133	133	135	4	3%
<b>Occupied Housing Units</b>	<b>915</b>	<b>963</b>	<b>977</b>	<b>1,069</b>	<b>1,073</b>	<b>158</b>	<b>17%</b>
Single Family	714	763	774	866	867	153	21%
Multiple Family	75	72	73	73	74	-1	-1%
Mobile Homes	126	128	130	130	132	6	5%
<b>Vacancy Rate</b>	<b>9.3%</b>	<b>4.6%</b>	<b>3.8%</b>	<b>3.7%</b>	<b>3.9%</b>	<b>-5.4</b>	<b>-58%</b>
Single Family	11.0%	4.9%	4.1%	3.9%	3.8%	-7.2	-65%
Multiple Family	1.3%	5.3%	3.9%	3.9%	7.5%	6.2	477%
Mobile Homes	3.8%	2.3%	2.3%	2.3%	0.0%	-3.8	-100%
<b>Persons per Household</b>	<b>3.85</b>	<b>3.86</b>	<b>3.91</b>	<b>3.98</b>	<b>4.04</b>	<b>0.19</b>	<b>5%</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	77	73	61	50	49	-28	-36%
\$15,000-\$29,999	149	134	122	117	114	-35	-23%
\$30,000-\$44,999	172	178	176	172	171	-1	-1%
\$45,000-\$59,999	178	206	220	230	233	55	31%
\$60,000-\$74,999	151	167	183	234	238	87	58%
\$75,000-\$99,999	118	116	117	138	139	21	18%
\$100,000-\$124,999	42	54	54	56	56	14	33%
\$125,000-\$149,999	23	24	24	24	24	1	4%
\$150,000-\$199,999	5	11	20	36	37	32	640%
\$200,000 or more	0	0	0	12	12	12	0%
Total Households	915	963	977	1,069	1,073	158	17%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$50,014	\$52,027	\$53,830	\$57,750	\$58,036	\$8,022	16%

**\*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.

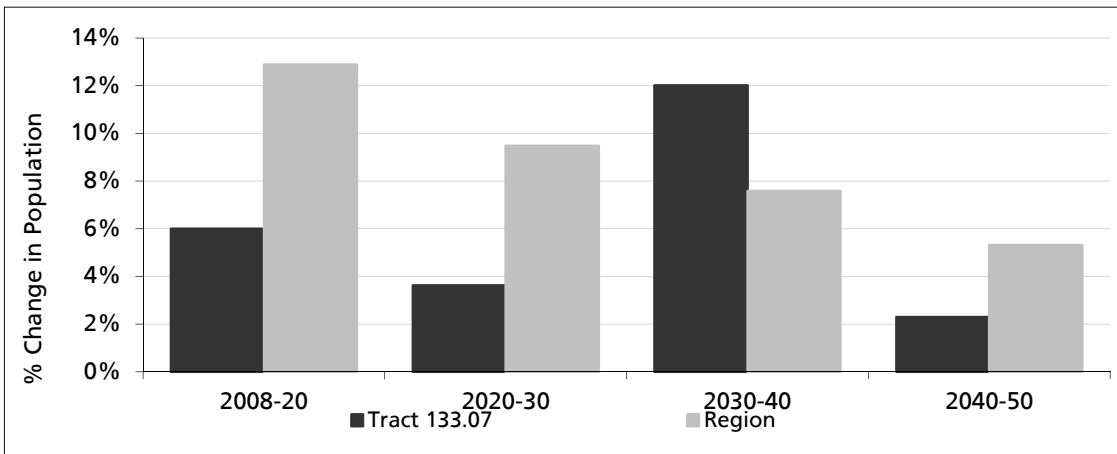
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,533</b>	<b>3,745</b>	<b>3,881</b>	<b>4,347</b>	<b>4,447</b>	<b>914</b>	<b>26%</b>
Under 5	395	356	330	343	318	-77	-19%
5 to 9	299	344	303	320	305	6	2%
10 to 14	188	205	181	184	181	-7	-4%
15 to 17	125	117	109	107	111	-14	-11%
18 to 19	107	83	88	86	86	-21	-20%
20 to 24	288	231	277	277	265	-23	-8%
25 to 29	269	262	240	267	245	-24	-9%
30 to 34	227	206	170	213	196	-31	-14%
35 to 39	191	168	179	180	189	-2	-1%
40 to 44	218	206	197	185	217	-1	0%
45 to 49	251	264	236	274	272	21	8%
50 to 54	209	251	255	269	243	34	16%
55 to 59	153	214	215	211	237	84	55%
60 to 61	56	83	91	102	111	55	98%
62 to 64	70	124	143	168	165	95	136%
65 to 69	97	159	204	240	232	135	139%
70 to 74	96	141	200	241	271	175	182%
75 to 79	110	126	198	264	286	176	160%
80 to 84	88	86	132	202	218	130	148%
85 and over	96	119	133	214	299	203	211%
Median Age	32.1	37.0	41.6	45.2	47.0	14.9	46%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,533</b>	<b>3,745</b>	<b>3,881</b>	<b>4,347</b>	<b>4,447</b>	<b>914</b>	<b>26%</b>
Hispanic	2,332	2,573	2,722	3,105	3,208	876	38%
Non-Hispanic	1,201	1,172	1,159	1,242	1,239	38	3%
White	601	555	528	544	525	-76	-13%
Black	132	136	135	142	135	3	2%
American Indian	14	9	7	7	7	-7	-50%
Asian	353	375	391	441	462	109	31%
Hawaiian / Pacific Islander	10	8	7	7	6	-4	-40%
Other	2	2	2	2	2	0	0%
Two or More Races	89	87	89	99	102	13	15%

## GROWTH TRENDS IN TOTAL POPULATION



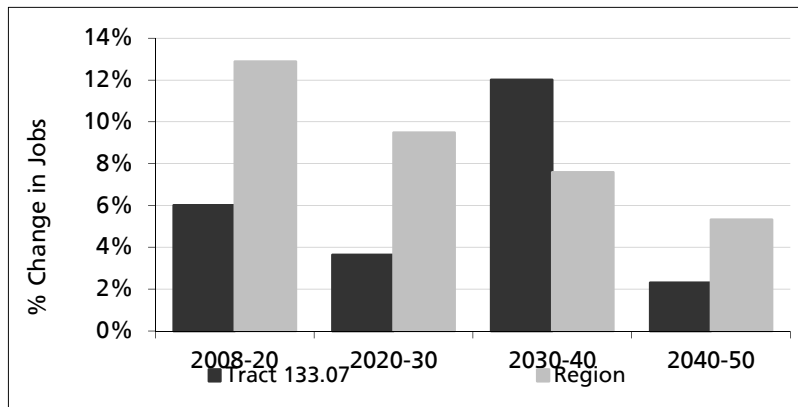
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>874</b>	<b>874</b>	<b>935</b>	<b>941</b>	<b>973</b>	<b>99</b>	<b>11%</b>
Civilian Jobs	874	874	935	941	973	99	11%
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>305</b>	<b>305</b>	<b>305</b>	<b>305</b>	<b>305</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>297</b>	<b>297</b>	<b>299</b>	<b>305</b>	<b>305</b>	<b>8</b>	<b>3%</b>
Low Density Single Family	2	0	0	0	0	-2	-100%
Single Family	135	138	138	143	143	7	5%
Multiple Family	5	5	5	5	6	1	15%
Mobile Homes	14	14	14	14	14	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	26	26	28	28	28	2	6%
Commercial/Services	5	5	5	5	5	0	0%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	60	60	60	60	60	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	31	31	31	32	32	1	2%
<b>Vacant Developable Acres</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>-8</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	5	5	0	0	-5	-98%
Multiple Family	1	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	0	0	0	-2	-100%
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	1	1	1	0	0	-1	-100%
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>17.6</b>	<b>17.6</b>	<b>18.3</b>	<b>18.4</b>	<b>19.0</b>	<b>1.4</b>	<b>8%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.4</b>	<b>6.4</b>	<b>6.5</b>	<b>6.8</b>	<b>6.9</b>	<b>0.4</b>	<b>6%</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).