

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 33.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,802</b>	<b>5,149</b>	<b>6,562</b>	<b>7,531</b>	<b>7,773</b>	<b>3,971</b>	<b>104%</b>
Household Population	3,802	5,149	6,562	7,531	7,773	3,971	104%
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>1,066</b>	<b>1,435</b>	<b>1,842</b>	<b>2,113</b>	<b>2,187</b>	<b>1,121</b>	<b>105%</b>
Single Family	196	196	196	71	117	-79	-40%
Multiple Family	605	974	1,643	2,042	2,070	1,465	242%
Mobile Homes	265	265	3	0	0	-265	-100%
<b>Occupied Housing Units</b>	<b>1,016</b>	<b>1,379</b>	<b>1,783</b>	<b>2,062</b>	<b>2,137</b>	<b>1,121</b>	<b>110%</b>
Single Family	180	176	180	60	107	-73	-41%
Multiple Family	585	951	1,603	2,002	2,030	1,445	247%
Mobile Homes	251	252	0	0	0	-251	-100%
<b>Vacancy Rate</b>	<b>4.7%</b>	<b>3.9%</b>	<b>3.2%</b>	<b>2.4%</b>	<b>2.3%</b>	<b>-2.4</b>	<b>-51%</b>
Single Family	8.2%	10.2%	8.2%	15.5%	8.5%	0.3	4%
Multiple Family	3.3%	2.4%	2.4%	2.0%	1.9%	-1.4	-42%
Mobile Homes	5.3%	4.9%	100.0%	0.0%	0.0%	-5.3	-100%
<b>Persons per Household</b>	<b>3.74</b>	<b>3.73</b>	<b>3.68</b>	<b>3.65</b>	<b>3.64</b>	<b>-0.10</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	288	269	236	211	191	-97	-34%
\$15,000-\$29,999	239	255	233	211	197	-42	-18%
\$30,000-\$44,999	227	267	280	278	277	50	22%
\$45,000-\$59,999	136	200	243	265	270	134	99%
\$60,000-\$74,999	47	106	189	244	259	212	451%
\$75,000-\$99,999	46	143	274	368	410	364	791%
\$100,000-\$124,999	20	89	152	209	223	203	1015%
\$125,000-\$149,999	10	34	75	102	113	103	1030%
\$150,000-\$199,999	3	16	70	113	131	128	4267%
\$200,000 or more	0	0	31	61	66	66	0%
Total Households	1,016	1,379	1,783	2,062	2,137	1,121	110%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$28,808	\$39,298	\$53,796	\$64,057	\$67,732	\$38,924	135%

**\*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.

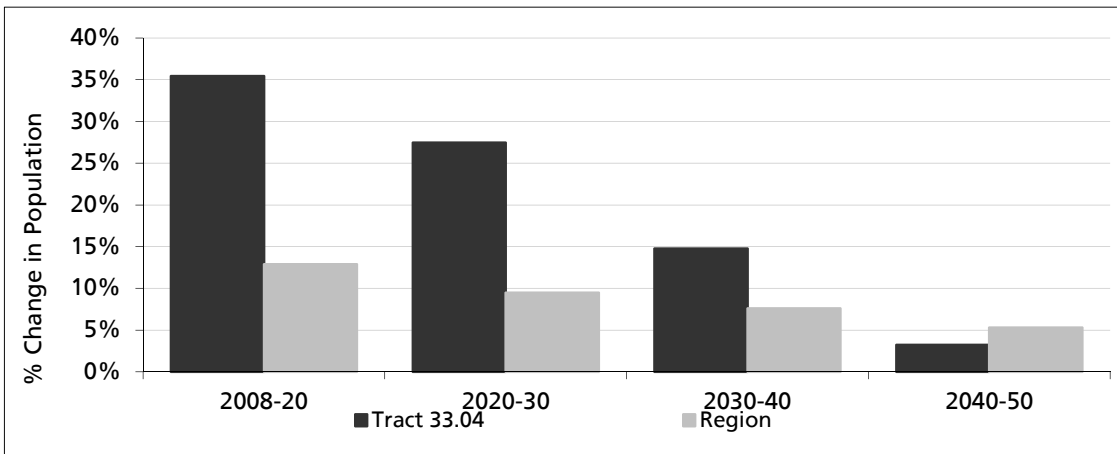
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,802</b>	<b>5,149</b>	<b>6,562</b>	<b>7,531</b>	<b>7,773</b>	<b>3,971</b>	<b>104%</b>
Under 5	357	469	583	627	609	252	71%
5 to 9	395	496	562	642	656	261	66%
10 to 14	352	475	583	624	672	320	91%
15 to 17	219	264	340	351	332	113	52%
18 to 19	142	177	263	232	221	79	56%
20 to 24	290	383	527	569	562	272	94%
25 to 29	284	400	410	506	470	186	65%
30 to 34	237	358	343	454	473	236	100%
35 to 39	275	299	407	452	461	186	68%
40 to 44	278	295	421	388	572	294	106%
45 to 49	260	295	324	420	395	135	52%
50 to 54	160	276	254	383	348	188	118%
55 to 59	150	203	245	251	296	146	97%
60 to 61	25	111	124	117	160	135	540%
62 to 64	70	79	130	131	153	83	119%
65 to 69	67	180	342	314	300	233	348%
70 to 74	107	190	296	352	362	255	238%
75 to 79	92	90	208	344	283	191	208%
80 to 84	19	58	135	216	236	217	1142%
85 and over	23	51	65	158	212	189	822%
Median Age	27.6	28.9	30.2	32.4	33.9	6.3	23%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,802</b>	<b>5,149</b>	<b>6,562</b>	<b>7,531</b>	<b>7,773</b>	<b>3,971</b>	<b>104%</b>
Hispanic	1,886	2,962	3,957	4,820	5,254	3,368	179%
Non-Hispanic	1,916	2,187	2,605	2,711	2,519	603	31%
White	119	119	125	127	108	-11	-9%
Black	1,275	1,451	1,667	1,653	1,458	183	14%
American Indian	12	7	13	14	15	3	25%
Asian	352	462	596	672	684	332	94%
Hawaiian / Pacific Islander	35	51	60	69	58	23	66%
Other	5	3	8	7	14	9	180%
Two or More Races	118	94	136	169	182	64	54%

## GROWTH TRENDS IN TOTAL POPULATION



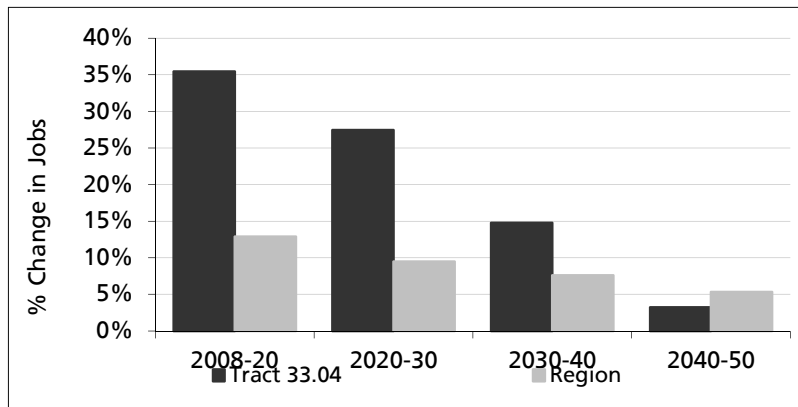
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>442</b>	<b>456</b>	<b>525</b>	<b>525</b>	<b>525</b>	<b>83</b>	<b>19%</b>
Civilian Jobs	442	456	525	525	525	83	19%
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>142</b>	<b>142</b>	<b>142</b>	<b>142</b>	<b>142</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>124</b>	<b>136</b>	<b>138</b>	<b>141</b>	<b>142</b>	<b>18</b>	<b>14%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	22	22	22	8	8	-15	-65%
Multiple Family	23	28	51	69	70	47	202%
Mobile Homes	23	23	0	0	0	-23	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	10	10	10	10	10	--
Industrial	2	2	2	2	2	0	0%
Commercial/Services	17	15	16	16	16	-1	-6%
Office	2	2	2	2	2	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	30	30	30	30	30	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	4	0	0%
<b>Vacant Developable Acres</b>	<b>18</b>	<b>6</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>-18</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	7	5	5	1	0	-7	-100%
Mixed Use	10	0	0	0	0	-10	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	0	-1	-100%
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>20.3</b>	<b>18.8</b>	<b>20.5</b>	<b>20.5</b>	<b>20.5</b>	<b>0.2</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>15.5</b>	<b>18.4</b>	<b>23.6</b>	<b>25.9</b>	<b>26.4</b>	<b>10.9</b>	<b>71%</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).