

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 184.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,397</b>	<b>4,810</b>	<b>5,564</b>	<b>5,558</b>	<b>5,724</b>	<b>1,327</b>	<b>30%</b>
Household Population	4,348	4,687	5,307	5,126	5,187	839	19%
Group Quarters Population	49	123	257	432	537	488	996%
Civilian	49	123	257	432	537	488	996%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,718</b>	<b>2,088</b>	<b>2,380</b>	<b>2,318</b>	<b>2,308</b>	<b>590</b>	<b>34%</b>
Single Family	498	801	686	664	641	143	29%
Multiple Family	989	1,056	1,461	1,421	1,427	438	44%
Mobile Homes	231	231	233	233	240	9	4%
<b>Occupied Housing Units</b>	<b>1,521</b>	<b>1,584</b>	<b>1,779</b>	<b>1,724</b>	<b>1,750</b>	<b>229</b>	<b>15%</b>
Single Family	449	662	560	552	538	89	20%
Multiple Family	875	738	1,043	992	1,023	148	17%
Mobile Homes	197	184	176	180	189	-8	-4%
<b>Vacancy Rate</b>	<b>11.5%</b>	<b>24.1%</b>	<b>25.3%</b>	<b>25.6%</b>	<b>24.2%</b>	<b>12.7</b>	<b>110%</b>
Single Family	9.8%	17.4%	18.4%	16.9%	16.1%	6.3	64%
Multiple Family	11.5%	30.1%	28.6%	30.2%	28.3%	16.8	146%
Mobile Homes	14.7%	20.3%	24.5%	22.7%	0.0%	-14.7	-100%
<b>Persons per Household</b>	<b>2.86</b>	<b>2.96</b>	<b>2.98</b>	<b>2.97</b>	<b>2.96</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	405	351	359	307	265	-140	-35%
\$15,000-\$29,999	379	380	440	401	364	-15	-4%
\$30,000-\$44,999	437	385	425	400	379	-58	-13%
\$45,000-\$59,999	105	165	194	195	198	93	89%
\$60,000-\$74,999	88	149	162	180	211	123	140%
\$75,000-\$99,999	66	95	112	127	184	118	179%
\$100,000-\$124,999	18	25	50	49	55	37	206%
\$125,000-\$149,999	6	8	10	12	12	6	100%
\$150,000-\$199,999	3	20	20	28	30	27	900%
\$200,000 or more	14	6	7	25	52	38	271%
Total Households	1,521	1,584	1,779	1,724	1,750	229	15%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$29,070	\$32,377	\$33,194	\$35,775	\$39,736	\$10,666	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.

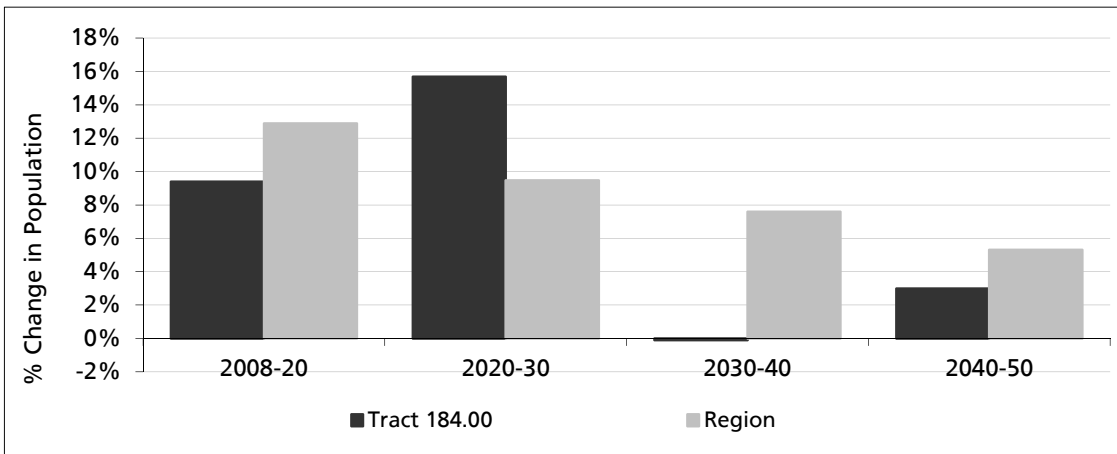
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,397</b>	<b>4,810</b>	<b>5,564</b>	<b>5,558</b>	<b>5,724</b>	<b>1,327</b>	<b>30%</b>
Under 5	674	658	718	680	648	-26	-4%
5 to 9	507	589	652	640	637	130	26%
10 to 14	395	487	539	535	557	162	41%
15 to 17	263	269	313	304	326	63	24%
18 to 19	131	120	163	143	151	20	15%
20 to 24	325	306	435	414	420	95	29%
25 to 29	376	426	469	488	482	106	28%
30 to 34	402	407	391	470	465	63	16%
35 to 39	359	343	436	427	471	112	31%
40 to 44	254	290	334	294	388	134	53%
45 to 49	208	244	265	294	311	103	50%
50 to 54	144	164	194	198	182	38	26%
55 to 59	70	101	129	118	139	69	99%
60 to 61	54	75	85	86	99	45	83%
62 to 64	36	52	46	40	38	2	6%
65 to 69	85	143	184	168	151	66	78%
70 to 74	35	57	87	94	100	65	186%
75 to 79	12	19	38	49	49	37	308%
80 to 84	35	27	48	60	48	13	37%
85 and over	32	33	38	56	62	30	94%
Median Age	23.5	24.6	24.6	25.6	26.3	2.8	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,397</b>	<b>4,810</b>	<b>5,564</b>	<b>5,558</b>	<b>5,724</b>	<b>1,327</b>	<b>30%</b>
Hispanic	2,650	3,209	3,903	4,090	4,384	1,734	65%
Non-Hispanic	1,747	1,601	1,661	1,468	1,340	-407	-23%
White	1,267	1,120	1,140	992	891	-376	-30%
Black	226	211	207	164	129	-97	-43%
American Indian	38	39	40	34	31	-7	-18%
Asian	76	87	106	109	115	39	51%
Hawaiian / Pacific Islander	15	14	14	14	14	-1	-7%
Other	3	5	8	8	8	5	167%
Two or More Races	122	125	146	147	152	30	25%

## GROWTH TRENDS IN TOTAL POPULATION



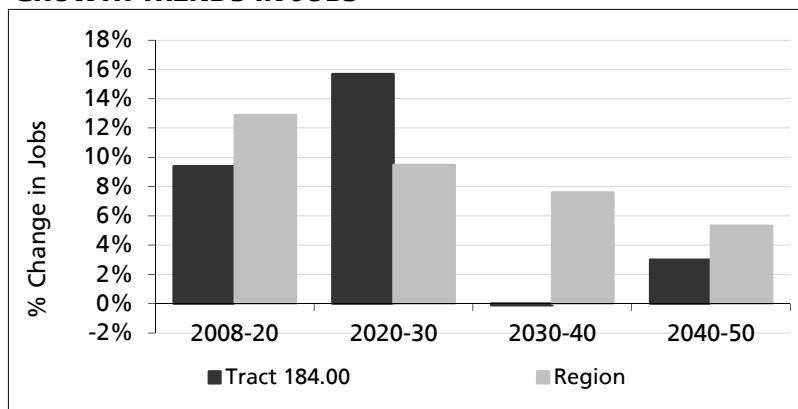
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,551</b>	<b>3,599</b>	<b>3,635</b>	<b>4,007</b>	<b>4,318</b>	<b>767</b>	<b>22%</b>
Civilian Jobs	3,551	3,599	3,635	4,007	4,318	767	22%
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>304</b>	<b>304</b>	<b>304</b>	<b>304</b>	<b>304</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>292</b>	<b>297</b>	<b>301</b>	<b>302</b>	<b>304</b>	<b>12</b>	<b>4%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	35	39	30	27	24	-11	-32%
Multiple Family	23	23	33	32	32	9	38%
Mobile Homes	8	8	8	8	8	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	5	6	6	6	6	--
Industrial	11	8	8	8	8	-3	-24%
Commercial/Services	56	56	56	58	59	3	5%
Office	13	13	13	17	21	8	64%
Schools	34	34	34	34	34	0	0%
Roads and Freeways	104	104	104	104	104	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	0	0%
<b>Vacant Developable Acres</b>	<b>12</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>-12</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-100%
Multiple Family	3	3	0	0	0	-3	-100%
Mixed Use	2	0	0	0	0	-2	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	2	2	1	0	-2	-100%
Office	1	1	1	0	0	-1	-100%
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>31.3</b>	<b>31.6</b>	<b>31.8</b>	<b>33.3</b>	<b>34.6</b>	<b>3.3</b>	<b>11%</b>
<b>Residential Density<sup>4</sup></b>	<b>25.6</b>	<b>28.7</b>	<b>31.5</b>	<b>32.6</b>	<b>33.9</b>	<b>8.3</b>	<b>33%</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).