

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.46**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,306</b>	<b>4,942</b>	<b>4,995</b>	<b>5,572</b>	<b>5,574</b>	<b>1,268</b>	<b>29%</b>
Household Population	4,306	4,942	4,995	5,572	5,574	1,268	29%
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>1,610</b>	<b>1,820</b>	<b>1,820</b>	<b>2,000</b>	<b>2,000</b>	<b>390</b>	<b>24%</b>
Single Family	1,236	1,302	1,302	1,302	1,302	66	5%
Multiple Family	374	518	518	698	698	324	87%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,556</b>	<b>1,765</b>	<b>1,764</b>	<b>1,942</b>	<b>1,945</b>	<b>389</b>	<b>25%</b>
Single Family	1,192	1,269	1,272	1,272	1,274	82	7%
Multiple Family	364	496	492	670	671	307	84%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>3.0%</b>	<b>3.1%</b>	<b>2.9%</b>	<b>2.8%</b>	<b>-0.6</b>	<b>-18%</b>
Single Family	3.6%	2.5%	2.3%	2.3%	2.2%	-1.4	-39%
Multiple Family	2.7%	4.2%	5.0%	4.0%	3.9%	1.2	44%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.77</b>	<b>2.80</b>	<b>2.83</b>	<b>2.87</b>	<b>2.87</b>	<b>0.10</b>	<b>4%</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	30	28	28	27	22	-8	-27%
\$15,000-\$29,999	82	69	66	54	46	-36	-44%
\$30,000-\$44,999	123	119	116	97	84	-39	-32%
\$45,000-\$59,999	113	113	113	107	99	-14	-12%
\$60,000-\$74,999	160	167	167	158	150	-10	-6%
\$75,000-\$99,999	259	302	302	318	312	53	20%
\$100,000-\$124,999	294	364	364	402	402	108	37%
\$125,000-\$149,999	176	243	242	277	280	104	59%
\$150,000-\$199,999	190	256	262	352	365	175	92%
\$200,000 or more	129	104	104	150	185	56	43%
Total Households	1,556	1,765	1,764	1,942	1,945	389	25%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$100,935	\$105,804	\$106,181	\$113,060	\$116,138	\$15,203	15%

**\*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.

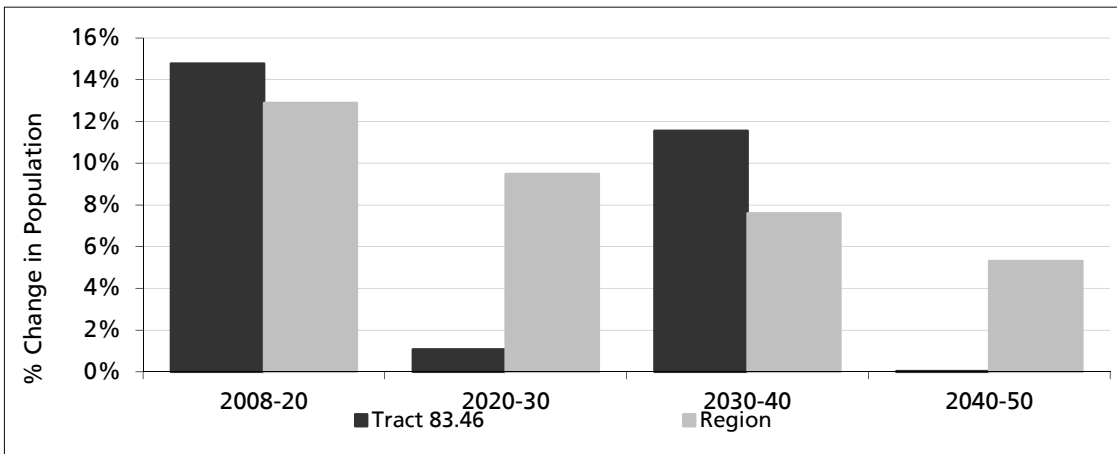
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,306</b>	<b>4,942</b>	<b>4,995</b>	<b>5,572</b>	<b>5,574</b>	<b>1,268</b>	<b>29%</b>
Under 5	327	331	332	354	331	4	1%
5 to 9	251	265	267	285	269	18	7%
10 to 14	241	295	275	310	308	67	28%
15 to 17	118	130	131	152	157	39	33%
18 to 19	72	70	75	86	90	18	25%
20 to 24	203	223	242	256	253	50	25%
25 to 29	248	298	299	328	319	71	29%
30 to 34	297	348	316	390	370	73	25%
35 to 39	458	417	433	475	477	19	4%
40 to 44	475	439	458	463	509	34	7%
45 to 49	414	386	337	405	399	-15	-4%
50 to 54	350	351	321	378	352	2	1%
55 to 59	280	372	335	340	362	82	29%
60 to 61	95	137	123	128	145	50	53%
62 to 64	130	245	235	252	253	123	95%
65 to 69	168	348	412	434	410	242	144%
70 to 74	73	130	178	191	182	109	149%
75 to 79	30	42	71	87	83	53	177%
80 to 84	32	39	63	93	90	58	181%
85 and over	44	76	92	165	215	171	389%
Median Age	39.3	41.1	41.4	41.6	42.1	2.8	7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,306</b>	<b>4,942</b>	<b>4,995</b>	<b>5,572</b>	<b>5,574</b>	<b>1,268</b>	<b>29%</b>
Hispanic	241	315	344	417	449	208	86%
Non-Hispanic	4,065	4,627	4,651	5,155	5,125	1,060	26%
White	1,998	1,992	1,934	1,931	1,701	-297	-15%
Black	87	110	108	121	124	37	43%
American Indian	8	28	38	45	45	37	463%
Asian	1,824	2,284	2,321	2,734	2,890	1,066	58%
Hawaiian / Pacific Islander	6	15	20	29	34	28	467%
Other	8	18	20	26	30	22	275%
Two or More Races	134	180	210	269	301	167	125%

## GROWTH TRENDS IN TOTAL POPULATION



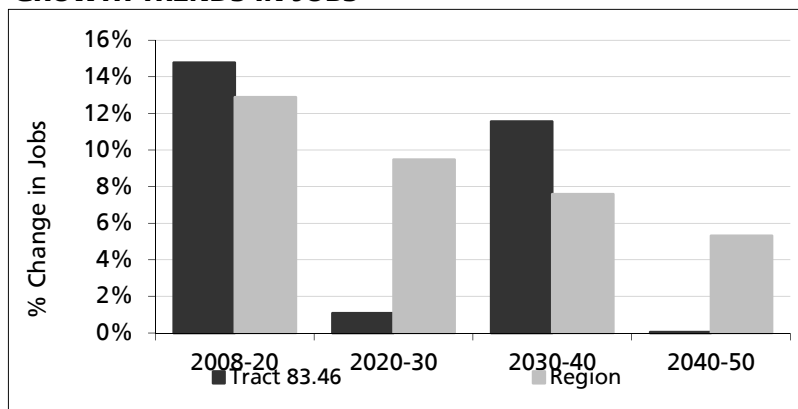
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>23,592</b>	<b>26,211</b>	<b>26,354</b>	<b>27,824</b>	<b>30,465</b>	<b>6,873</b>	<b>29%</b>
Civilian Jobs	23,592	26,211	26,354	27,824	30,465	6,873	29%
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>2,926</b>	<b>2,926</b>	<b>2,926</b>	<b>2,926</b>	<b>2,926</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,805</b>	<b>2,881</b>	<b>2,882</b>	<b>2,902</b>	<b>2,926</b>	<b>121</b>	<b>4%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	203	228	228	228	228	25	12%
Multiple Family	25	41	41	41	41	15	60%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	567	591	592	615	639	72	13%
Commercial/Services	34	34	33	30	30	-4	-12%
Office	121	148	148	148	148	27	22%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	284	284	284	284	284	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1,570	1,556	1,556	1,556	1,556	-14	-1%
<b>Vacant Developable Acres</b>	<b>121</b>	<b>45</b>	<b>45</b>	<b>24</b>	<b>0</b>	<b>-121</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	0	0	0	0	-25	-99%
Multiple Family	15	0	0	0	0	-15	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	68	44	44	24	0	-68	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	13	1	0	0	0	-13	-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>32.7</b>	<b>33.9</b>	<b>34.1</b>	<b>35.0</b>	<b>37.3</b>	<b>4.6</b>	<b>14%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.1</b>	<b>6.8</b>	<b>6.8</b>	<b>7.4</b>	<b>7.4</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).