

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 71.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,586</b>	<b>4,851</b>	<b>5,014</b>	<b>5,097</b>	<b>5,126</b>	<b>540</b>	<b>12%</b>
Household Population	4,547	4,795	4,923	4,968	4,975	428	9%
Group Quarters Population	39	56	91	129	151	112	287%
Civilian	39	56	91	129	151	112	287%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,301</b>	<b>2,301</b>	<b>2,338</b>	<b>2,338</b>	<b>2,338</b>	<b>37</b>	<b>2%</b>
Single Family	1,732	1,732	1,769	1,769	1,769	37	2%
Multiple Family	569	569	569	569	569	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,140</b>	<b>2,187</b>	<b>2,235</b>	<b>2,237</b>	<b>2,242</b>	<b>102</b>	<b>5%</b>
Single Family	1,614	1,639	1,687	1,691	1,698	84	5%
Multiple Family	526	548	548	546	544	18	3%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.0%</b>	<b>5.0%</b>	<b>4.4%</b>	<b>4.3%</b>	<b>4.1%</b>	<b>-2.9</b>	<b>-41%</b>
Single Family	6.8%	5.4%	4.6%	4.4%	4.0%	-2.8	-41%
Multiple Family	7.6%	3.7%	3.7%	4.0%	4.4%	-3.2	-42%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.12</b>	<b>2.19</b>	<b>2.20</b>	<b>2.22</b>	<b>2.22</b>	<b>0.10</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	153	125	108	101	101	-52	-34%
\$15,000-\$29,999	265	235	209	199	199	-66	-25%
\$30,000-\$44,999	266	217	204	197	197	-69	-26%
\$45,000-\$59,999	233	246	237	235	235	2	1%
\$60,000-\$74,999	224	213	213	213	213	-11	-5%
\$75,000-\$99,999	245	207	208	208	208	-37	-15%
\$100,000-\$124,999	220	247	249	248	248	28	13%
\$125,000-\$149,999	93	192	204	212	217	124	133%
\$150,000-\$199,999	199	236	299	317	317	118	59%
\$200,000 or more	242	269	304	307	307	65	27%
Total Households	2,140	2,187	2,235	2,237	2,242	102	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$70,246	\$81,944	\$92,608	\$95,853	\$96,154	\$25,908	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.

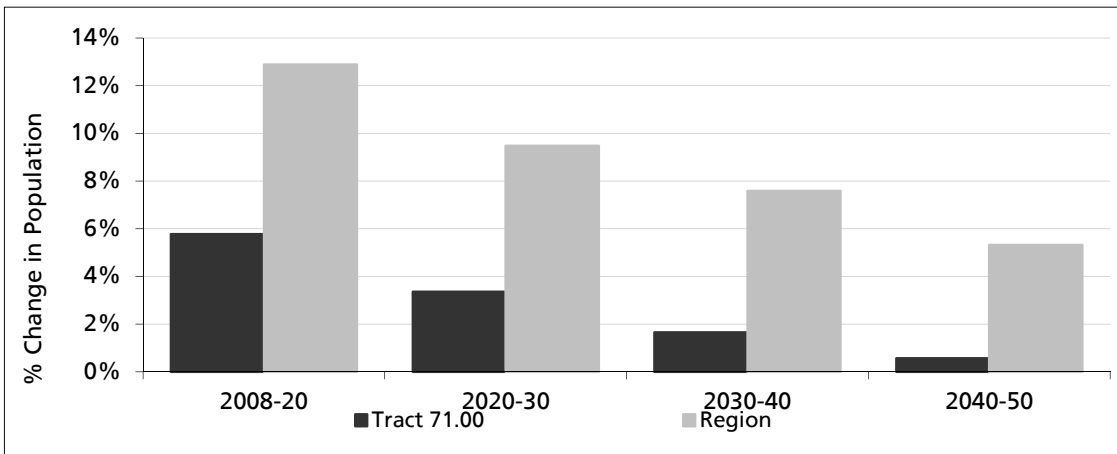
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,586</b>	<b>4,851</b>	<b>5,014</b>	<b>5,097</b>	<b>5,126</b>	<b>540</b>	<b>12%</b>
Under 5	114	101	102	99	100	-14	-12%
5 to 9	112	99	100	94	91	-21	-19%
10 to 14	186	187	175	182	181	-5	-3%
15 to 17	133	120	110	122	123	-10	-8%
18 to 19	94	79	65	65	66	-28	-30%
20 to 24	223	206	200	195	209	-14	-6%
25 to 29	154	186	186	176	193	39	25%
30 to 34	231	228	219	216	212	-19	-8%
35 to 39	231	165	198	206	185	-46	-20%
40 to 44	264	194	209	201	212	-52	-20%
45 to 49	330	243	193	242	259	-71	-22%
50 to 54	391	310	252	285	279	-112	-29%
55 to 59	392	407	315	262	350	-42	-11%
60 to 61	178	208	173	134	178	0	0%
62 to 64	234	348	289	251	269	35	15%
65 to 69	324	540	574	460	380	56	17%
70 to 74	259	452	544	462	398	139	54%
75 to 79	249	297	447	483	395	146	59%
80 to 84	227	207	349	442	391	164	72%
85 and over	260	274	314	520	655	395	152%
Median Age	52.8	58.8	62.1	62.8	61.2	8.4	16%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,586</b>	<b>4,851</b>	<b>5,014</b>	<b>5,097</b>	<b>5,126</b>	<b>540</b>	<b>12%</b>
Hispanic	259	316	335	354	372	113	44%
Non-Hispanic	4,327	4,535	4,679	4,743	4,754	427	10%
White	4,094	4,264	4,383	4,421	4,412	318	8%
Black	24	26	24	23	23	-1	-4%
American Indian	13	13	12	12	12	-1	-8%
Asian	92	126	149	170	188	96	104%
Hawaiian / Pacific Islander	8	8	8	8	8	0	0%
Other	11	7	6	6	6	-5	-45%
Two or More Races	85	91	97	103	105	20	24%

## GROWTH TRENDS IN TOTAL POPULATION



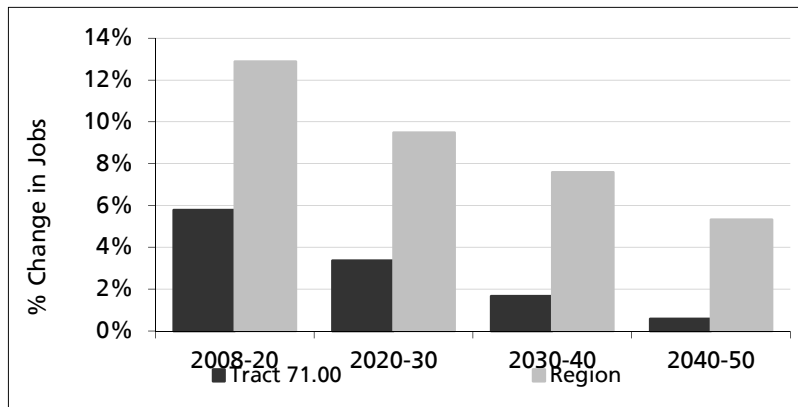
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,803</b>	<b>1,803</b>	<b>1,803</b>	<b>1,803</b>	<b>1,937</b>	<b>134</b>	<b>7%</b>
Civilian Jobs	1,803	1,803	1,803	1,803	1,937	134	7%
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>711</b>	<b>711</b>	<b>711</b>	<b>711</b>	<b>711</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>697</b>	<b>697</b>	<b>703</b>	<b>703</b>	<b>709</b>	<b>12</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	406	406	412	412	412	7	2%
Multiple Family	13	13	13	13	13	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	1	1	--
Industrial	6	6	6	6	6	0	0%
Commercial/Services	62	62	62	62	67	5	8%
Office	1	1	1	1	0	-1	-67%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	146	146	146	146	146	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	57	57	57	57	57	0	0%
<b>Vacant Developable Acres</b>	<b>15</b>	<b>15</b>	<b>8</b>	<b>8</b>	<b>2</b>	<b>-12</b>	<b>-83%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	7	0	0	0	-7	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	6	6	6	6	0	-6	-92%
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	2	2	2	2	2	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>24.0</b>	<b>24.0</b>	<b>24.0</b>	<b>24.0</b>	<b>24.2</b>	<b>0.2</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.5</b>	<b>5.5</b>	<b>5.5</b>	<b>5.5</b>	<b>5.5</b>	<b>0.0</b>	<b>0%</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).