

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 87.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,803</b>	<b>5,857</b>	<b>5,940</b>	<b>6,166</b>	<b>6,792</b>	<b>989</b>	<b>17%</b>
Household Population	4,760	4,787	4,811	4,975	5,566	806	17%
Group Quarters Population	1,043	1,070	1,129	1,191	1,226	183	18%
Civilian	1,043	1,070	1,129	1,191	1,226	183	18%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,793</b>	<b>1,798</b>	<b>1,792</b>	<b>1,819</b>	<b>2,012</b>	<b>219</b>	<b>12%</b>
Single Family	527	532	526	526	526	-1	0%
Multiple Family	1,266	1,266	1,266	1,293	1,486	220	17%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,750</b>	<b>1,749</b>	<b>1,748</b>	<b>1,776</b>	<b>1,967</b>	<b>217</b>	<b>12%</b>
Single Family	508	512	509	510	511	3	1%
Multiple Family	1,242	1,237	1,239	1,266	1,456	214	17%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.4%</b>	<b>2.7%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>2.2%</b>	<b>-0.2</b>	<b>-8%</b>
Single Family	3.6%	3.8%	3.2%	3.0%	2.9%	-0.7	-19%
Multiple Family	1.9%	2.3%	2.1%	2.1%	2.0%	0.1	5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.72</b>	<b>2.74</b>	<b>2.75</b>	<b>2.80</b>	<b>2.83</b>	<b>0.11</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	123	101	82	71	67	-56	-46%
\$15,000-\$29,999	348	290	247	212	198	-150	-43%
\$30,000-\$44,999	351	335	301	272	262	-89	-25%
\$45,000-\$59,999	302	302	292	278	273	-29	-10%
\$60,000-\$74,999	245	235	235	235	245	0	0%
\$75,000-\$99,999	220	235	240	241	272	52	24%
\$100,000-\$124,999	89	115	128	145	186	97	109%
\$125,000-\$149,999	37	80	108	135	173	136	368%
\$150,000-\$199,999	25	41	89	144	207	182	728%
\$200,000 or more	10	15	26	43	84	74	740%
Total Households	1,750	1,749	1,748	1,776	1,967	217	12%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$47,632	\$52,376	\$57,534	\$63,511	\$71,235	\$23,603	50%

**\*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.

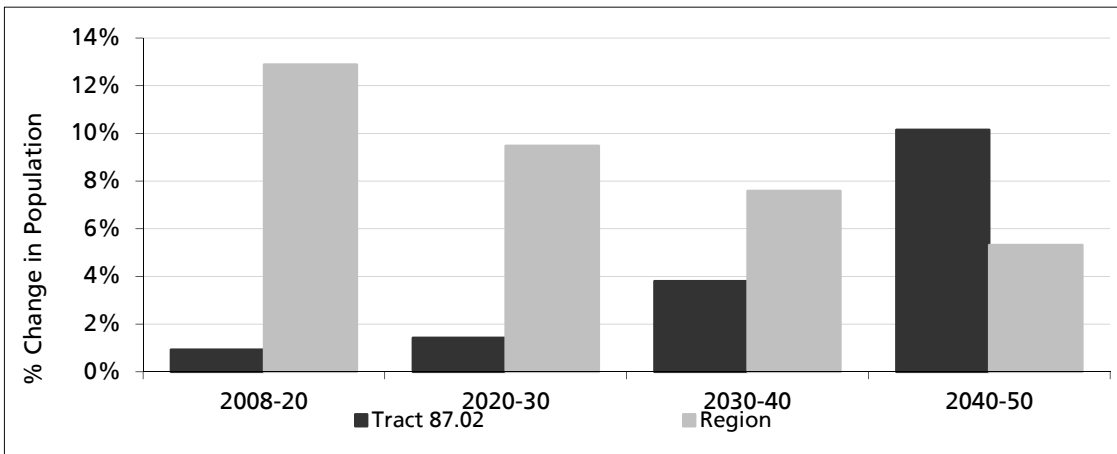
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,803</b>	<b>5,857</b>	<b>5,940</b>	<b>6,166</b>	<b>6,792</b>	<b>989</b>	<b>17%</b>
Under 5	573	547	533	531	566	-7	-1%
5 to 9	408	370	366	369	385	-23	-6%
10 to 14	199	203	188	194	212	13	7%
15 to 17	111	105	89	92	100	-11	-10%
18 to 19	60	53	45	55	61	1	2%
20 to 24	561	563	641	644	734	173	31%
25 to 29	623	724	691	673	745	122	20%
30 to 34	658	643	582	612	633	-25	-4%
35 to 39	471	382	440	436	441	-30	-6%
40 to 44	401	334	351	348	406	5	1%
45 to 49	384	320	275	337	369	-15	-4%
50 to 54	326	296	260	286	309	-17	-5%
55 to 59	255	293	247	225	298	43	17%
60 to 61	104	134	127	127	170	66	63%
62 to 64	86	140	136	144	169	83	97%
65 to 69	146	244	285	264	266	120	82%
70 to 74	102	158	194	178	180	78	76%
75 to 79	127	143	221	252	246	119	94%
80 to 84	101	91	145	193	209	108	107%
85 and over	107	114	124	206	293	186	174%
Median Age	32.8	32.8	33.6	34.3	34.7	1.9	6%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,803</b>	<b>5,857</b>	<b>5,940</b>	<b>6,166</b>	<b>6,792</b>	<b>989</b>	<b>17%</b>
Hispanic	1,239	1,540	1,732	1,994	2,398	1,159	94%
Non-Hispanic	4,564	4,317	4,208	4,172	4,394	-170	-4%
White	2,779	2,425	2,226	2,058	2,014	-765	-28%
Black	530	559	605	649	740	210	40%
American Indian	18	20	19	19	20	2	11%
Asian	712	784	795	845	947	235	33%
Hawaiian / Pacific Islander	49	51	52	53	59	10	20%
Other	7	6	6	6	6	-1	-14%
Two or More Races	469	472	505	542	608	139	30%

## GROWTH TRENDS IN TOTAL POPULATION



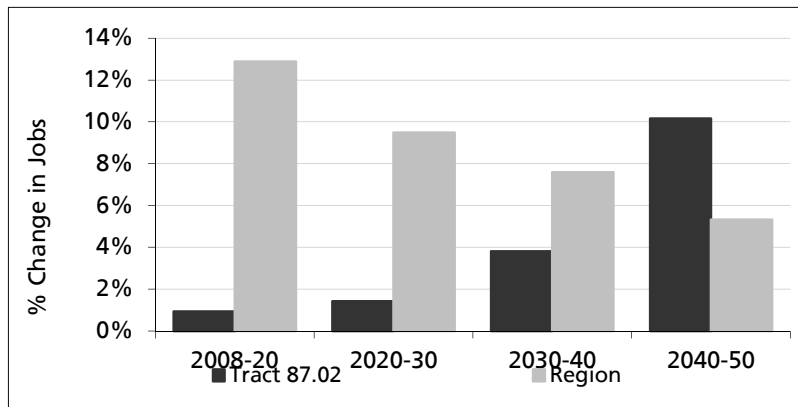
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>14,408</b>	<b>14,438</b>	<b>15,234</b>	<b>15,737</b>	<b>15,942</b>	<b>1,534</b>	<b>11%</b>
Civilian Jobs	14,408	14,438	15,234	15,737	15,942	1,534	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>688</b>	<b>688</b>	<b>688</b>	<b>688</b>	<b>688</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>676</b>	<b>676</b>	<b>683</b>	<b>686</b>	<b>688</b>	<b>12</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	97	97	97	97	97	0	0%
Multiple Family	50	50	50	50	50	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	35	35	35	35	35	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	58	58	60	61	62	4	7%
Commercial/Services	85	85	91	93	93	8	10%
Office	51	51	51	51	51	0	0%
Schools	23	23	23	23	23	0	0%
Roads and Freeways	215	215	215	215	215	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	63	63	63	63	63	0	0%
<b>Vacant Developable Acres</b>	<b>12</b>	<b>11</b>	<b>5</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	1	0	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	2	1	0	-4	-100%
Commercial/Services	7	7	3	1	0	-7	-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>66.7</b>	<b>66.7</b>	<b>68.1</b>	<b>69.3</b>	<b>69.7</b>	<b>3.1</b>	<b>5%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.9</b>	<b>9.9</b>	<b>9.9</b>	<b>10.0</b>	<b>11.1</b>	<b>1.2</b>	<b>12%</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).