

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 186.10**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,996</b>	<b>8,177</b>	<b>8,332</b>	<b>8,531</b>	<b>8,608</b>	<b>612</b>	<b>8%</b>
Household Population	7,950	8,125	8,260	8,430	8,493	543	7%
Group Quarters Population	46	52	72	101	115	69	150%
Civilian	46	52	72	101	115	69	150%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,114</b>	<b>2,114</b>	<b>2,118</b>	<b>2,121</b>	<b>2,121</b>	<b>7</b>	<b>0%</b>
Single Family	1,696	1,696	1,700	1,703	1,703	7	0%
Multiple Family	418	418	418	418	418	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,016</b>	<b>2,045</b>	<b>2,057</b>	<b>2,062</b>	<b>2,066</b>	<b>50</b>	<b>2%</b>
Single Family	1,626	1,649	1,658	1,663	1,667	41	3%
Multiple Family	390	396	399	399	399	9	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.6%</b>	<b>3.3%</b>	<b>2.9%</b>	<b>2.8%</b>	<b>2.6%</b>	<b>-2.0</b>	<b>-43%</b>
Single Family	4.1%	2.8%	2.5%	2.3%	2.1%	-2.0	-49%
Multiple Family	6.7%	5.3%	4.5%	4.5%	4.5%	-2.2	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.94</b>	<b>3.97</b>	<b>4.02</b>	<b>4.09</b>	<b>4.11</b>	<b>0.17</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	143	123	104	87	79	-64	-45%
\$15,000-\$29,999	336	308	277	249	230	-106	-32%
\$30,000-\$44,999	431	421	396	363	343	-88	-20%
\$45,000-\$59,999	336	335	320	295	271	-65	-19%
\$60,000-\$74,999	254	260	260	253	244	-10	-4%
\$75,000-\$99,999	275	282	292	304	306	31	11%
\$100,000-\$124,999	143	190	223	250	262	119	83%
\$125,000-\$149,999	61	79	113	158	206	145	238%
\$150,000-\$199,999	27	39	52	63	71	44	163%
\$200,000 or more	10	8	20	40	54	44	440%
Total Households	2,016	2,045	2,057	2,062	2,066	50	2%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$49,375	\$52,634	\$56,789	\$62,194	\$66,762	\$17,387	35%

**\*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.

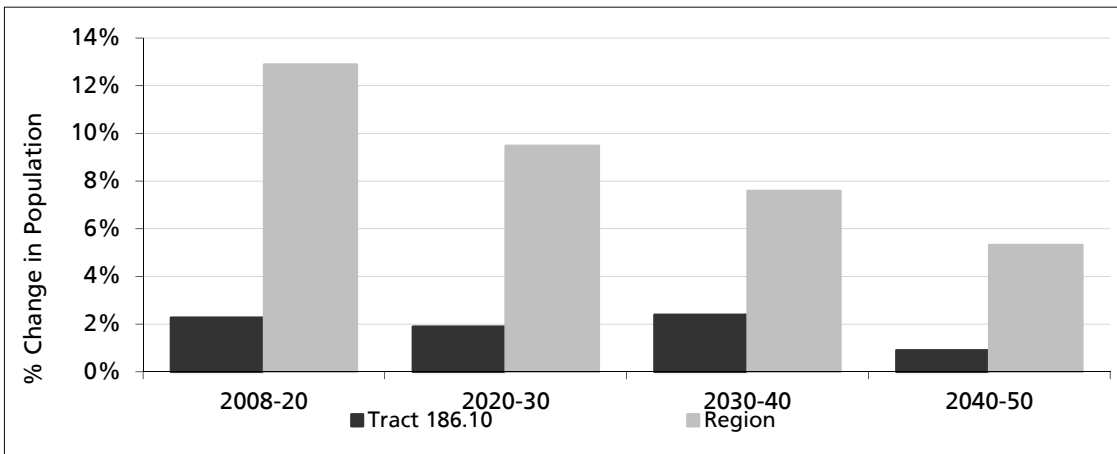
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,996</b>	<b>8,177</b>	<b>8,332</b>	<b>8,531</b>	<b>8,608</b>	<b>612</b>	<b>8%</b>
Under 5	784	717	684	681	651	-133	-17%
5 to 9	639	668	623	626	612	-27	-4%
10 to 14	609	674	624	620	627	18	3%
15 to 17	449	415	408	395	405	-44	-10%
18 to 19	260	206	215	204	207	-53	-20%
20 to 24	616	531	622	594	592	-24	-4%
25 to 29	740	777	727	749	722	-18	-2%
30 to 34	637	589	513	600	577	-60	-9%
35 to 39	489	431	467	460	484	-5	-1%
40 to 44	536	521	526	474	561	25	5%
45 to 49	557	526	466	512	509	-48	-9%
50 to 54	482	507	497	498	459	-23	-5%
55 to 59	311	399	400	374	425	114	37%
60 to 61	86	124	132	138	154	68	79%
62 to 64	113	173	178	188	188	75	66%
65 to 69	186	291	356	349	321	135	73%
70 to 74	181	267	353	350	352	171	94%
75 to 79	168	187	315	379	373	205	122%
80 to 84	73	83	119	169	161	88	121%
85 and over	80	91	107	171	228	148	185%
Median Age	29.3	30.9	32.6	33.3	34.2	4.9	17%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,996</b>	<b>8,177</b>	<b>8,332</b>	<b>8,531</b>	<b>8,608</b>	<b>612</b>	<b>8%</b>
Hispanic	4,038	4,644	5,010	5,428	5,740	1,702	42%
Non-Hispanic	3,958	3,533	3,322	3,103	2,868	-1,090	-28%
White	1,985	1,667	1,504	1,350	1,196	-789	-40%
Black	677	601	523	431	336	-341	-50%
American Indian	25	24	22	21	20	-5	-20%
Asian	599	629	675	709	732	133	22%
Hawaiian / Pacific Islander	271	220	186	165	150	-121	-45%
Other	5	7	9	9	9	4	80%
Two or More Races	396	385	403	418	425	29	7%

## GROWTH TRENDS IN TOTAL POPULATION



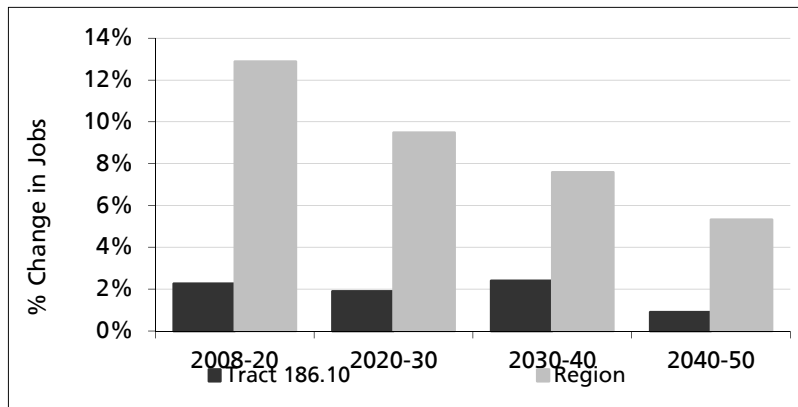
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>370</b>	<b>370</b>	<b>370</b>	<b>370</b>	<b>433</b>	<b>63</b>	<b>17%</b>
Civilian Jobs	370	370	370	370	433	63	17%
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>660</b>	<b>660</b>	<b>660</b>	<b>660</b>	<b>660</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>654</b>	<b>654</b>	<b>656</b>	<b>658</b>	<b>660</b>	<b>5</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	316	316	319	320	320	3	1%
Multiple Family	19	19	19	19	19	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	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	6	6	6	6	8	2	34%
Office	0	0	0	0	0	0	0%
Schools	37	37	37	37	37	0	0%
Roads and Freeways	137	137	137	137	137	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	137	137	137	137	137	0	0%
<b>Vacant Developable Acres</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>-5</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	1	0	0	-3	-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	2	2	2	2	0	-2	-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>8.3</b>	<b>8.3</b>	<b>8.3</b>	<b>8.3</b>	<b>9.3</b>	<b>1.0</b>	<b>12%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.3</b>	<b>6.3</b>	<b>6.3</b>	<b>6.3</b>	<b>6.3</b>	<b>0.0</b>	<b>-1%</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).