

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.64**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,784</b>	<b>6,052</b>	<b>6,139</b>	<b>7,027</b>	<b>7,991</b>	<b>2,207</b>	<b>38%</b>
Household Population	5,784	6,052	6,139	7,027	7,991	2,207	38%
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>2,850</b>	<b>2,887</b>	<b>2,887</b>	<b>3,267</b>	<b>3,589</b>	<b>739</b>	<b>26%</b>
Single Family	323	323	323	323	323	0	0%
Multiple Family	2,527	2,564	2,564	2,944	3,266	739	29%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,608</b>	<b>2,669</b>	<b>2,693</b>	<b>3,068</b>	<b>3,382</b>	<b>774</b>	<b>30%</b>
Single Family	305	311	313	313	314	9	3%
Multiple Family	2,303	2,358	2,380	2,755	3,068	765	33%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.5%</b>	<b>7.6%</b>	<b>6.7%</b>	<b>6.1%</b>	<b>5.8%</b>	<b>-2.7</b>	<b>-32%</b>
Single Family	5.6%	3.7%	3.1%	3.1%	2.8%	-2.8	-50%
Multiple Family	8.9%	8.0%	7.2%	6.4%	6.1%	-2.8	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.22</b>	<b>2.27</b>	<b>2.28</b>	<b>2.29</b>	<b>2.36</b>	<b>0.14</b>	<b>6%</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	364	326	281	261	239	-125	-34%
\$15,000-\$29,999	363	335	291	271	252	-111	-31%
\$30,000-\$44,999	455	417	363	342	324	-131	-29%
\$45,000-\$59,999	445	437	411	417	421	-24	-5%
\$60,000-\$74,999	371	370	366	387	400	29	8%
\$75,000-\$99,999	326	362	369	429	475	149	46%
\$100,000-\$124,999	168	210	241	306	373	205	122%
\$125,000-\$149,999	65	94	147	219	289	224	345%
\$150,000-\$199,999	41	86	157	269	361	320	780%
\$200,000 or more	10	32	67	167	248	238	2380%
Total Households	2,608	2,669	2,693	3,068	3,382	774	30%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$49,112	\$53,804	\$60,020	\$69,419	\$77,895	\$28,783	59%

**\*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.

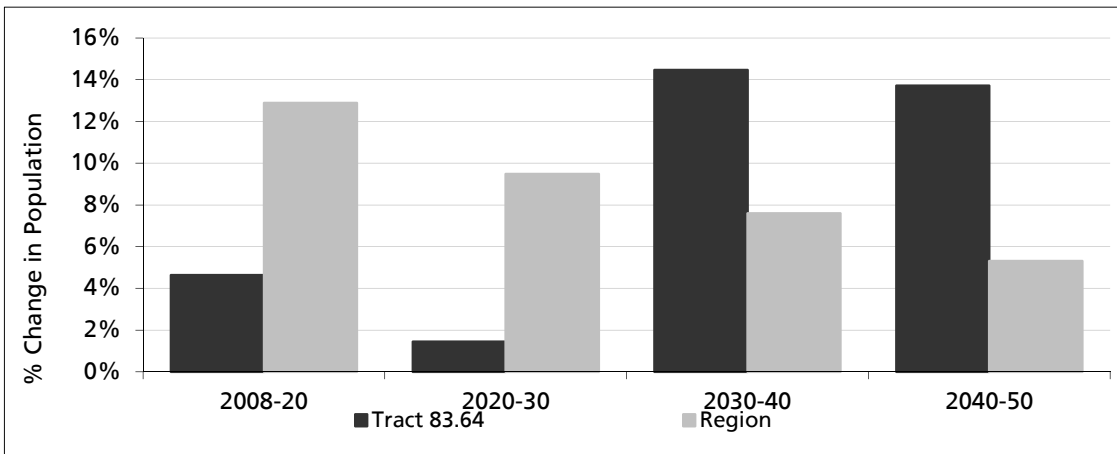
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,784</b>	<b>6,052</b>	<b>6,139</b>	<b>7,027</b>	<b>7,991</b>	<b>2,207</b>	<b>38%</b>
Under 5	469	464	468	443	523	54	12%
5 to 9	363	412	381	394	469	106	29%
10 to 14	209	221	224	214	289	80	38%
15 to 17	67	125	87	118	137	70	104%
18 to 19	29	18	27	33	27	-2	-7%
20 to 24	79	32	65	82	86	7	9%
25 to 29	743	840	905	969	996	253	34%
30 to 34	916	1,033	892	1,180	1,225	309	34%
35 to 39	940	876	948	983	1,121	181	19%
40 to 44	587	522	638	647	790	203	35%
45 to 49	354	323	254	377	455	101	29%
50 to 54	296	242	229	307	234	-62	-21%
55 to 59	217	288	270	267	421	204	94%
60 to 61	76	144	74	139	197	121	159%
62 to 64	101	163	104	159	151	50	50%
65 to 69	117	171	243	229	306	189	162%
70 to 74	77	60	128	118	187	110	143%
75 to 79	48	32	78	141	132	84	175%
80 to 84	38	30	46	120	92	54	142%
85 and over	58	56	78	107	153	95	164%
Median Age	35.1	34.4	35.1	35.4	36.1	1.0	3%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,784</b>	<b>6,052</b>	<b>6,139</b>	<b>7,027</b>	<b>7,991</b>	<b>2,207</b>	<b>38%</b>
Hispanic	535	630	698	868	1,035	500	93%
Non-Hispanic	5,249	5,422	5,441	6,159	6,956	1,707	33%
White	3,131	2,898	2,703	2,762	2,852	-279	-9%
Black	111	119	88	102	110	-1	-1%
American Indian	26	70	62	125	132	106	408%
Asian	1,706	1,980	2,183	2,626	3,165	1,459	86%
Hawaiian / Pacific Islander	14	33	34	78	80	66	471%
Other	32	61	52	52	97	65	203%
Two or More Races	229	261	319	414	520	291	127%

## GROWTH TRENDS IN TOTAL POPULATION



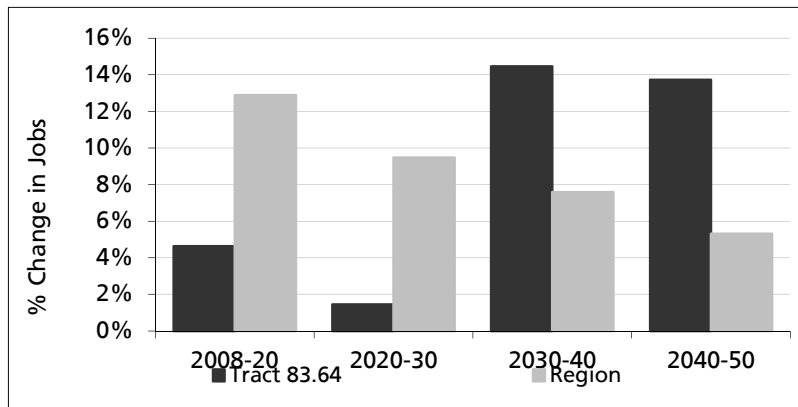
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>692</b>	<b>692</b>	<b>692</b>	<b>775</b>	<b>775</b>	<b>83</b>	<b>12%</b>
Civilian Jobs	692	692	692	775	775	83	12%
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>257</b>	<b>257</b>	<b>257</b>	<b>257</b>	<b>257</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>256</b>	<b>257</b>	<b>257</b>	<b>257</b>	<b>257</b>	<b>1</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	31	31	31	31	31	0	0%
Multiple Family	107	108	108	108	108	1	1%
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	0	0	0	0	0	0	0%
Commercial/Services	6	6	6	6	6	0	0%
Office	4	4	4	4	4	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	81	81	81	81	81	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	27	27	27	27	27	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
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>71.6</b>	<b>71.6</b>	<b>71.6</b>	<b>80.2</b>	<b>80.2</b>	<b>8.6</b>	<b>12%</b>
<b>Residential Density<sup>4</sup></b>	<b>20.6</b>	<b>20.7</b>	<b>20.7</b>	<b>23.4</b>	<b>25.7</b>	<b>5.1</b>	<b>25%</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).