

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 31.14**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,604</b>	<b>3,822</b>	<b>3,880</b>	<b>3,959</b>	<b>3,993</b>	<b>389</b>	<b>11%</b>
Household Population	3,604	3,822	3,880	3,959	3,993	389	11%
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>810</b>	<b>840</b>	<b>840</b>	<b>841</b>	<b>841</b>	<b>31</b>	<b>4%</b>
Single Family	810	840	840	841	841	31	4%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>775</b>	<b>823</b>	<b>828</b>	<b>829</b>	<b>829</b>	<b>54</b>	<b>7%</b>
Single Family	775	823	828	829	829	54	7%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.3%</b>	<b>2.0%</b>	<b>1.4%</b>	<b>1.4%</b>	<b>1.4%</b>	<b>-2.9</b>	<b>-67%</b>
Single Family	4.3%	2.0%	1.4%	1.4%	1.4%	-2.9	-67%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>4.65</b>	<b>4.64</b>	<b>4.69</b>	<b>4.78</b>	<b>4.82</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	7	2	2	2	2	-5	-71%
\$15,000-\$29,999	56	40	35	31	27	-29	-52%
\$30,000-\$44,999	99	96	88	82	78	-21	-21%
\$45,000-\$59,999	119	113	100	88	83	-36	-30%
\$60,000-\$74,999	181	165	162	154	151	-30	-17%
\$75,000-\$99,999	185	210	211	211	211	26	14%
\$100,000-\$124,999	89	130	133	133	133	44	49%
\$125,000-\$149,999	6	27	47	63	68	62	1033%
\$150,000-\$199,999	22	32	42	57	68	46	209%
\$200,000 or more	11	8	8	8	8	-3	-27%
Total Households	775	823	828	829	829	54	7%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$68,826	\$74,591	\$78,199	\$81,813	\$83,709	\$14,883	22%

**\*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.

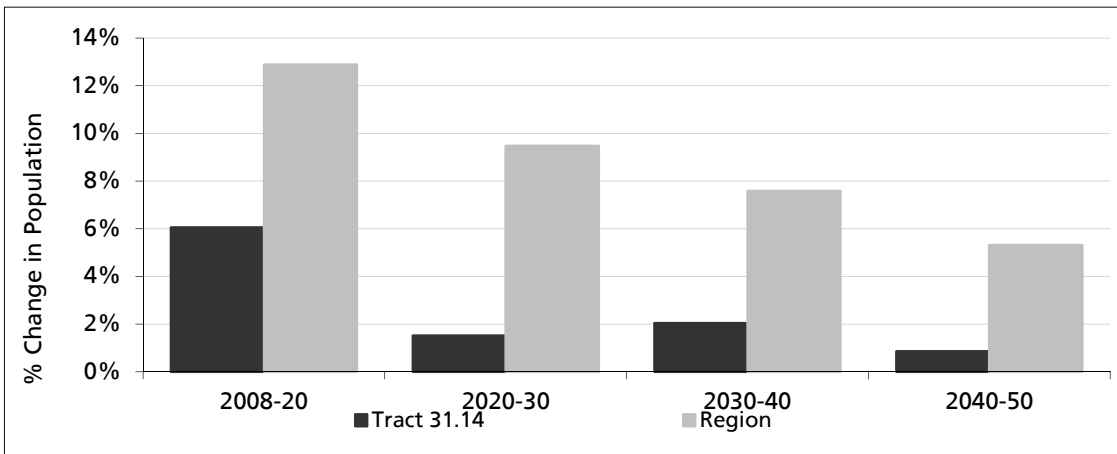
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,604</b>	<b>3,822</b>	<b>3,880</b>	<b>3,959</b>	<b>3,993</b>	<b>389</b>	<b>11%</b>
Under 5	221	205	190	189	187	-34	-15%
5 to 9	145	163	152	149	155	10	7%
10 to 14	185	230	205	195	206	21	11%
15 to 17	188	186	194	189	192	4	2%
18 to 19	151	120	135	127	126	-25	-17%
20 to 24	459	400	467	427	405	-54	-12%
25 to 29	340	321	308	323	303	-37	-11%
30 to 34	189	187	167	191	174	-15	-8%
35 to 39	142	129	119	117	132	-10	-7%
40 to 44	173	164	156	145	170	-3	-2%
45 to 49	317	302	268	266	274	-43	-14%
50 to 54	365	372	349	355	331	-34	-9%
55 to 59	274	346	315	296	303	29	11%
60 to 61	58	81	77	83	91	33	57%
62 to 64	84	150	152	152	154	70	83%
65 to 69	97	179	211	215	211	114	118%
70 to 74	61	94	130	143	145	84	138%
75 to 79	64	72	122	152	152	88	138%
80 to 84	65	78	115	166	177	112	172%
85 and over	26	43	48	79	105	79	304%
Median Age	33.0	38.8	40.1	42.5	43.4	10.4	32%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,604</b>	<b>3,822</b>	<b>3,880</b>	<b>3,959</b>	<b>3,993</b>	<b>389</b>	<b>11%</b>
Hispanic	386	463	507	559	609	223	58%
Non-Hispanic	3,218	3,359	3,373	3,400	3,384	166	5%
White	134	122	108	92	77	-57	-43%
Black	458	447	405	357	303	-155	-34%
American Indian	1	1	1	1	2	1	100%
Asian	2,452	2,608	2,665	2,741	2,781	329	13%
Hawaiian / Pacific Islander	36	32	30	30	30	-6	-17%
Other	2	2	2	2	2	0	0%
Two or More Races	135	147	162	177	189	54	40%

## GROWTH TRENDS IN TOTAL POPULATION



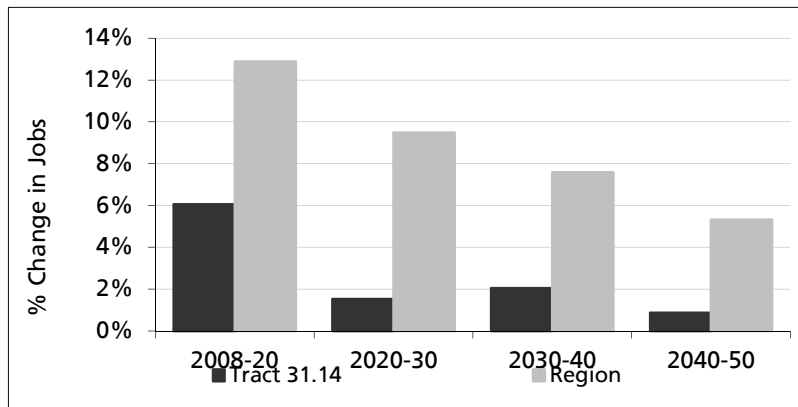
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>477</b>	<b>477</b>	<b>477</b>	<b>477</b>	<b>477</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	477	477	477	477	477	0	0%
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>282</b>	<b>282</b>	<b>282</b>	<b>282</b>	<b>282</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>279</b>	<b>282</b>	<b>282</b>	<b>282</b>	<b>282</b>	<b>4</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	132	136	136	136	136	4	3%
Multiple Family	0	0	0	0	0	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	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	63	63	63	63	63	0	0%
Roads and Freeways	47	47	47	47	47	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	36	36	36	36	36	0	0%
<b>Vacant Developable Acres</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-4</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-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	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>7.6</b>	<b>7.6</b>	<b>7.6</b>	<b>7.6</b>	<b>7.6</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.1</b>	<b>6.2</b>	<b>6.2</b>	<b>6.2</b>	<b>6.2</b>	<b>0.1</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).