

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 173.06**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,922</b>	<b>3,047</b>	<b>3,124</b>	<b>3,216</b>	<b>3,285</b>	<b>363</b>	<b>12%</b>
Household Population	2,907	3,023	3,072	3,140	3,190	283	10%
Group Quarters Population	15	24	52	76	95	80	533%
Civilian	15	24	52	76	95	80	533%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,274</b>	<b>1,343</b>	<b>1,346</b>	<b>1,346</b>	<b>1,346</b>	<b>72</b>	<b>6%</b>
Single Family	1,123	1,192	1,195	1,195	1,195	72	6%
Multiple Family	151	151	151	151	151	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,190</b>	<b>1,236</b>	<b>1,250</b>	<b>1,255</b>	<b>1,259</b>	<b>69</b>	<b>6%</b>
Single Family	1,054	1,103	1,115	1,118	1,121	67	6%
Multiple Family	136	133	135	137	138	2	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.6%</b>	<b>8.0%</b>	<b>7.1%</b>	<b>6.8%</b>	<b>6.5%</b>	<b>-0.1</b>	<b>-2%</b>
Single Family	6.1%	7.5%	6.7%	6.4%	6.2%	0.1	2%
Multiple Family	9.9%	11.9%	10.6%	9.3%	8.6%	-1.3	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.44</b>	<b>2.45</b>	<b>2.46</b>	<b>2.50</b>	<b>2.53</b>	<b>0.09</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	43	41	35	29	25	-18	-42%
\$15,000-\$29,999	21	30	28	26	25	4	19%
\$30,000-\$44,999	42	55	49	44	41	-1	-2%
\$45,000-\$59,999	30	29	29	29	29	-1	-3%
\$60,000-\$74,999	94	93	88	80	76	-18	-19%
\$75,000-\$99,999	123	116	111	105	101	-22	-18%
\$100,000-\$124,999	126	101	101	98	97	-29	-23%
\$125,000-\$149,999	85	106	108	108	107	22	26%
\$150,000-\$199,999	164	183	191	196	198	34	21%
\$200,000 or more	462	482	510	540	560	98	21%
Total Households	1,190	1,236	1,250	1,255	1,259	69	6%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$159,451	\$162,842	\$169,895	\$177,679	\$182,449	\$22,998	14%

**\*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.

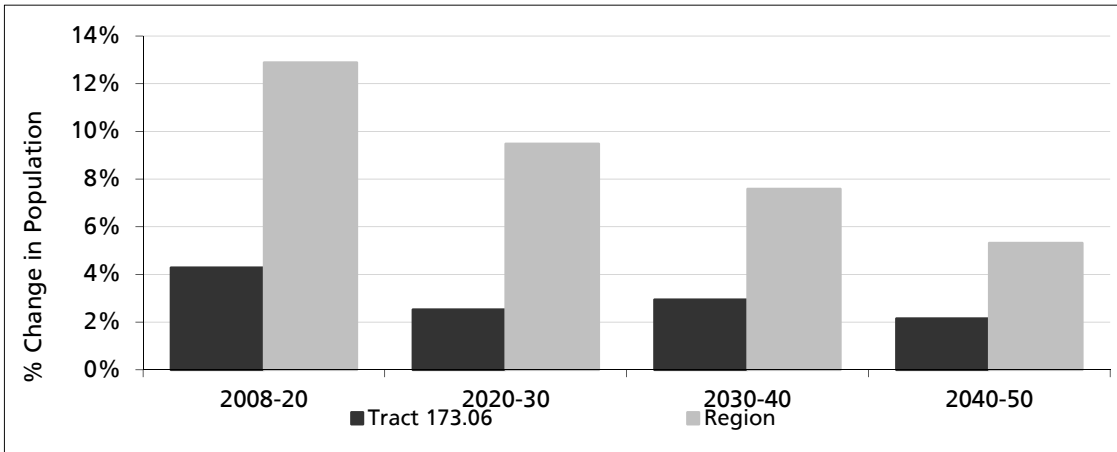
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,922</b>	<b>3,047</b>	<b>3,124</b>	<b>3,216</b>	<b>3,285</b>	<b>363</b>	<b>12%</b>
Under 5	72	63	60	60	61	-11	-15%
5 to 9	93	83	82	86	88	-5	-5%
10 to 14	161	149	138	148	148	-13	-8%
15 to 17	89	78	69	81	83	-6	-7%
18 to 19	74	60	50	53	58	-16	-22%
20 to 24	175	153	151	146	157	-18	-10%
25 to 29	109	121	120	113	127	18	17%
30 to 34	54	52	46	45	45	-9	-17%
35 to 39	83	62	74	73	69	-14	-17%
40 to 44	165	123	130	129	141	-24	-15%
45 to 49	177	132	107	133	139	-38	-21%
50 to 54	289	233	188	218	224	-65	-22%
55 to 59	277	289	221	192	250	-27	-10%
60 to 61	145	166	142	118	157	12	8%
62 to 64	161	233	192	168	182	21	13%
65 to 69	203	334	349	289	252	49	24%
70 to 74	152	259	318	273	237	85	56%
75 to 79	165	194	305	334	275	110	67%
80 to 84	149	130	227	295	260	111	74%
85 and over	129	133	155	262	332	203	157%
Median Age	53.6	58.7	61.8	62.2	60.7	7.1	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,922</b>	<b>3,047</b>	<b>3,124</b>	<b>3,216</b>	<b>3,285</b>	<b>363</b>	<b>12%</b>
Hispanic	185	210	227	241	250	65	35%
Non-Hispanic	2,737	2,837	2,897	2,975	3,035	298	11%
White	2,476	2,561	2,611	2,679	2,731	255	10%
Black	32	34	35	35	35	3	9%
American Indian	7	5	5	4	4	-3	-43%
Asian	138	155	165	175	182	44	32%
Hawaiian / Pacific Islander	2	1	1	1	1	-1	-50%
Other	9	5	3	1	1	-8	-89%
Two or More Races	73	76	77	80	81	8	11%

## GROWTH TRENDS IN TOTAL POPULATION



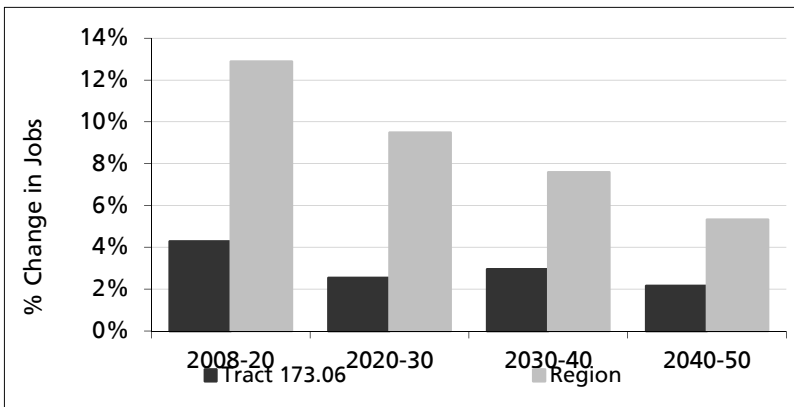
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,505</b>	<b>1,626</b>	<b>1,747</b>	<b>1,853</b>	<b>1,864</b>	<b>359</b>	<b>24%</b>
Civilian Jobs	1,505	1,626	1,747	1,853	1,864	359	24%
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>1,145</b>	<b>1,145</b>	<b>1,145</b>	<b>1,145</b>	<b>1,145</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,097</b>	<b>1,111</b>	<b>1,124</b>	<b>1,125</b>	<b>1,126</b>	<b>29</b>	<b>3%</b>
Low Density Single Family	52	52	63	63	63	11	22%
Single Family	704	717	717	717	717	13	2%
Multiple Family	16	16	16	16	16	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	107	107	107	107	107	0	0%
Office	11	12	14	15	15	4	41%
Schools	2	2	2	2	2	0	0%
Roads and Freeways	125	125	125	125	125	0	0%
Agricultural and Extractive <sup>2</sup>	1	1	1	1	1	0	0%
Parks and Military Use	78	78	78	78	78	0	0%
<b>Vacant Developable Acres</b>	<b>44</b>	<b>29</b>	<b>16</b>	<b>15</b>	<b>15</b>	<b>-29</b>	<b>-66%</b>
Low Density Single Family	14	14	3	3	3	-11	-79%
Single Family	24	11	11	11	11	-13	-54%
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	5	4	2	1	1	-4	-88%
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>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>12.5</b>	<b>13.4</b>	<b>14.2</b>	<b>14.9</b>	<b>14.9</b>	<b>2.4</b>	<b>19%</b>
<b>Residential Density<sup>4</sup></b>	<b>1.7</b>	<b>1.7</b>	<b>1.7</b>	<b>1.7</b>	<b>1.7</b>	<b>0.0</b>	<b>2%</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).