

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 185.16**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,149</b>	<b>4,328</b>	<b>4,430</b>	<b>4,572</b>	<b>4,660</b>	<b>511</b>	<b>12%</b>
Household Population	4,130	4,273	4,330	4,403	4,438	308	7%
Group Quarters Population	19	55	100	169	222	203	1068%
Civilian	19	55	100	169	222	203	1068%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,315</b>	<b>1,315</b>	<b>1,315</b>	<b>1,315</b>	<b>1,315</b>	<b>0</b>	<b>0%</b>
Single Family	931	931	931	931	931	0	0%
Multiple Family	384	384	384	384	384	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,235</b>	<b>1,266</b>	<b>1,270</b>	<b>1,271</b>	<b>1,272</b>	<b>37</b>	<b>3%</b>
Single Family	875	903	905	906	907	32	4%
Multiple Family	360	363	365	365	365	5	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.1%</b>	<b>3.7%</b>	<b>3.4%</b>	<b>3.3%</b>	<b>3.3%</b>	<b>-2.8</b>	<b>-46%</b>
Single Family	6.0%	3.0%	2.8%	2.7%	2.6%	-3.4	-57%
Multiple Family	6.3%	5.5%	4.9%	4.9%	4.9%	-1.4	-22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.34</b>	<b>3.38</b>	<b>3.41</b>	<b>3.46</b>	<b>3.49</b>	<b>0.15</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	42	38	33	28	26	-16	-38%
\$15,000-\$29,999	171	153	138	124	111	-60	-35%
\$30,000-\$44,999	219	216	205	195	190	-29	-13%
\$45,000-\$59,999	222	221	218	209	203	-19	-9%
\$60,000-\$74,999	166	170	170	170	170	4	2%
\$75,000-\$99,999	226	225	226	226	226	0	0%
\$100,000-\$124,999	91	111	112	114	115	24	26%
\$125,000-\$149,999	38	62	84	89	90	52	137%
\$150,000-\$199,999	38	52	66	89	107	69	182%
\$200,000 or more	22	18	18	27	34	12	55%
Total Households	1,235	1,266	1,270	1,271	1,272	37	3%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$57,534	\$60,441	\$63,618	\$67,015	\$69,353	\$11,819	21%

**\*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.

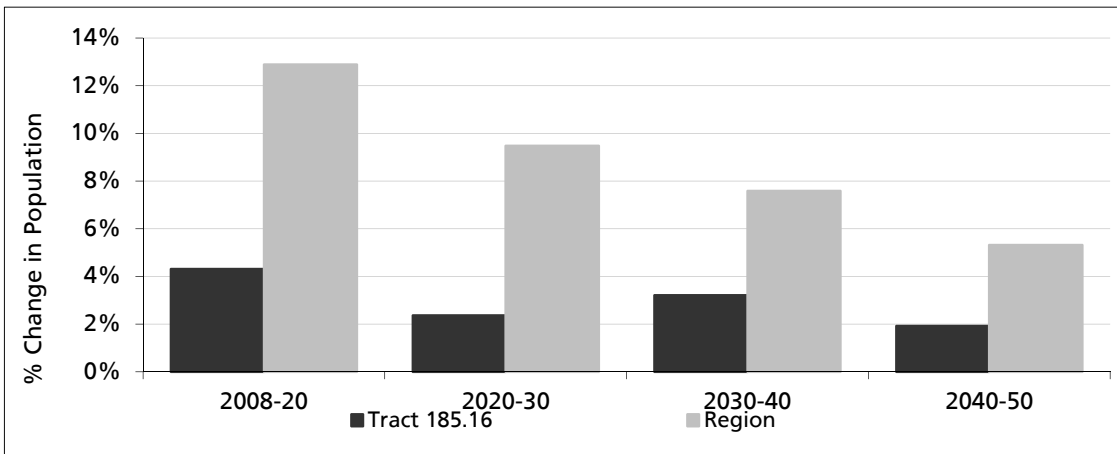
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,149</b>	<b>4,328</b>	<b>4,430</b>	<b>4,572</b>	<b>4,660</b>	<b>511</b>	<b>12%</b>
Under 5	308	292	288	284	274	-34	-11%
5 to 9	249	271	257	259	256	7	3%
10 to 14	300	326	301	301	300	0	0%
15 to 17	203	191	180	185	189	-14	-7%
18 to 19	134	117	112	114	115	-19	-14%
20 to 24	322	296	335	317	322	0	0%
25 to 29	387	445	437	429	428	41	11%
30 to 34	336	337	308	342	329	-7	-2%
35 to 39	293	252	291	291	292	-1	0%
40 to 44	301	280	293	277	321	20	7%
45 to 49	337	310	277	326	336	-1	0%
50 to 54	331	305	267	283	270	-61	-18%
55 to 59	212	269	255	234	274	62	29%
60 to 61	61	84	86	86	100	39	64%
62 to 64	64	112	120	128	126	62	97%
65 to 69	94	170	214	215	205	111	118%
70 to 74	58	94	132	140	149	91	157%
75 to 79	84	102	170	210	210	126	150%
80 to 84	34	32	57	76	77	43	126%
85 and over	41	43	50	75	87	46	112%
Median Age	32.6	33.4	35.0	35.9	37.0	4.4	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,149</b>	<b>4,328</b>	<b>4,430</b>	<b>4,572</b>	<b>4,660</b>	<b>511</b>	<b>12%</b>
Hispanic	1,357	1,694	1,900	2,143	2,358	1,001	74%
Non-Hispanic	2,792	2,634	2,530	2,429	2,302	-490	-18%
White	2,080	1,897	1,778	1,663	1,528	-552	-27%
Black	178	170	151	129	104	-74	-42%
American Indian	4	4	4	4	4	0	0%
Asian	246	280	313	342	370	124	50%
Hawaiian / Pacific Islander	109	98	84	76	71	-38	-35%
Other	2	2	2	2	2	0	0%
Two or More Races	173	183	198	213	223	50	29%

## GROWTH TRENDS IN TOTAL POPULATION



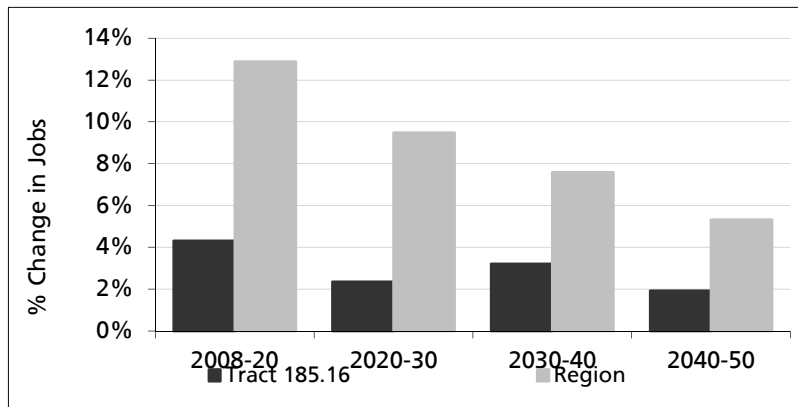
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>780</b>	<b>858</b>	<b>979</b>	<b>979</b>	<b>979</b>	<b>199</b>	<b>26%</b>
Civilian Jobs	780	858	979	979	979	199	26%
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>540</b>	<b>540</b>	<b>540</b>	<b>540</b>	<b>540</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>534</b>	<b>540</b>	<b>540</b>	<b>540</b>	<b>540</b>	<b>6</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	217	217	217	217	217	0	0%
Multiple Family	33	33	33	33	33	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	27	33	33	33	33	6	22%
Commercial/Services	10	10	10	10	10	0	0%
Office	0	0	0	0	0	0	0%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	93	93	93	93	93	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	141	141	141	141	141	0	0%
<b>Vacant Developable Acres</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-6</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	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	6	0	0	0	0	-6	-100%
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>15.6</b>	<b>15.3</b>	<b>17.5</b>	<b>17.5</b>	<b>17.5</b>	<b>1.9</b>	<b>12%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>0.0</b>	<b>0%</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).