

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.52**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,601</b>	<b>3,675</b>	<b>3,746</b>	<b>3,791</b>	<b>3,826</b>	<b>225</b>	<b>6%</b>
Household Population	3,566	3,622	3,660	3,665	3,667	101	3%
Group Quarters Population	35	53	86	126	159	124	354%
Civilian	35	53	86	126	159	124	354%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,129</b>	<b>1,129</b>	<b>1,129</b>	<b>1,129</b>	<b>1,129</b>	<b>0</b>	<b>0%</b>
Single Family	685	685	685	685	685	0	0%
Multiple Family	444	444	444	444	444	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,081</b>	<b>1,095</b>	<b>1,096</b>	<b>1,097</b>	<b>1,097</b>	<b>16</b>	<b>1%</b>
Single Family	659	668	672	673	673	14	2%
Multiple Family	422	427	424	424	424	2	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.3%</b>	<b>3.0%</b>	<b>2.9%</b>	<b>2.8%</b>	<b>2.8%</b>	<b>-1.5</b>	<b>-35%</b>
Single Family	3.8%	2.5%	1.9%	1.8%	1.8%	-2.0	-53%
Multiple Family	5.0%	3.8%	4.5%	4.5%	4.5%	-0.5	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.30</b>	<b>3.31</b>	<b>3.34</b>	<b>3.34</b>	<b>3.34</b>	<b>0.04</b>	<b>1%</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	65	60	57	47	42	-23	-35%
\$15,000-\$29,999	107	92	87	79	71	-36	-34%
\$30,000-\$44,999	151	145	143	130	121	-30	-20%
\$45,000-\$59,999	207	202	202	189	174	-33	-16%
\$60,000-\$74,999	199	198	198	186	166	-33	-17%
\$75,000-\$99,999	211	208	207	205	200	-11	-5%
\$100,000-\$124,999	75	91	91	95	95	20	27%
\$125,000-\$149,999	44	65	67	69	78	34	77%
\$150,000-\$199,999	17	29	39	81	118	101	594%
\$200,000 or more	5	5	5	16	32	27	540%
Total Households	1,081	1,095	1,096	1,097	1,097	16	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$60,791	\$63,674	\$64,470	\$68,347	\$72,696	\$11,905	20%

**\*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.

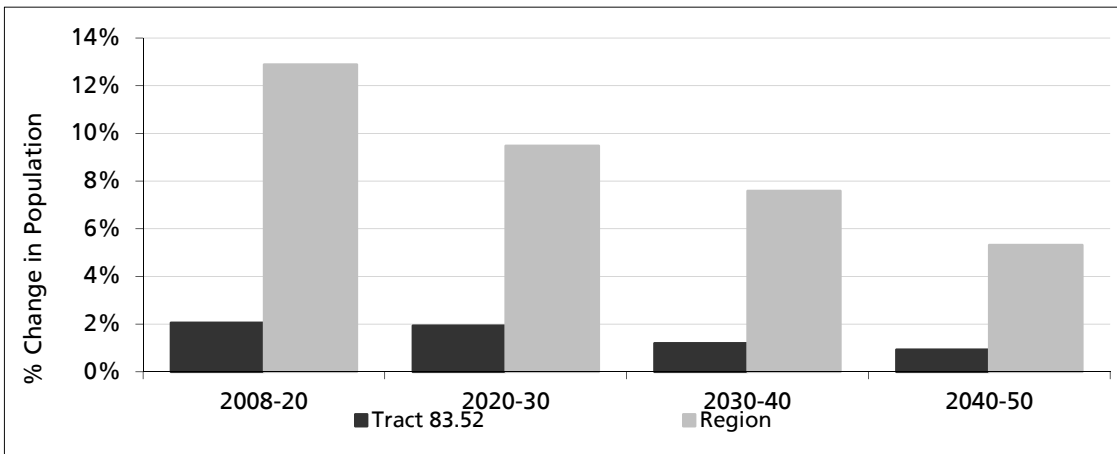
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,601</b>	<b>3,675</b>	<b>3,746</b>	<b>3,791</b>	<b>3,826</b>	<b>225</b>	<b>6%</b>
Under 5	248	229	224	215	208	-40	-16%
5 to 9	191	197	182	175	174	-17	-9%
10 to 14	227	245	217	208	209	-18	-8%
15 to 17	107	109	113	109	111	4	4%
18 to 19	100	70	77	73	72	-28	-28%
20 to 24	199	165	193	176	169	-30	-15%
25 to 29	219	213	206	206	198	-21	-10%
30 to 34	296	300	253	289	265	-31	-10%
35 to 39	383	325	319	315	306	-77	-20%
40 to 44	345	314	327	305	342	-3	-1%
45 to 49	319	283	266	291	300	-19	-6%
50 to 54	216	200	186	200	187	-29	-13%
55 to 59	197	225	203	194	213	16	8%
60 to 61	76	101	93	89	106	30	39%
62 to 64	77	130	130	123	132	55	71%
65 to 69	122	209	241	221	206	84	69%
70 to 74	109	162	218	215	210	101	93%
75 to 79	68	81	144	165	159	91	134%
80 to 84	49	49	73	95	89	40	82%
85 and over	53	68	81	127	170	117	221%
Median Age	37.8	39.8	41.4	42.1	42.9	5.1	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,601</b>	<b>3,675</b>	<b>3,746</b>	<b>3,791</b>	<b>3,826</b>	<b>225</b>	<b>6%</b>
Hispanic	360	398	431	458	484	124	34%
Non-Hispanic	3,241	3,277	3,315	3,333	3,342	101	3%
White	1,166	976	932	819	711	-455	-39%
Black	124	132	128	126	127	3	2%
American Indian	27	76	104	112	109	82	304%
Asian	1,685	1,780	1,783	1,857	1,933	248	15%
Hawaiian / Pacific Islander	33	65	84	98	109	76	230%
Other	25	44	49	53	54	29	116%
Two or More Races	181	204	235	268	299	118	65%

## GROWTH TRENDS IN TOTAL POPULATION



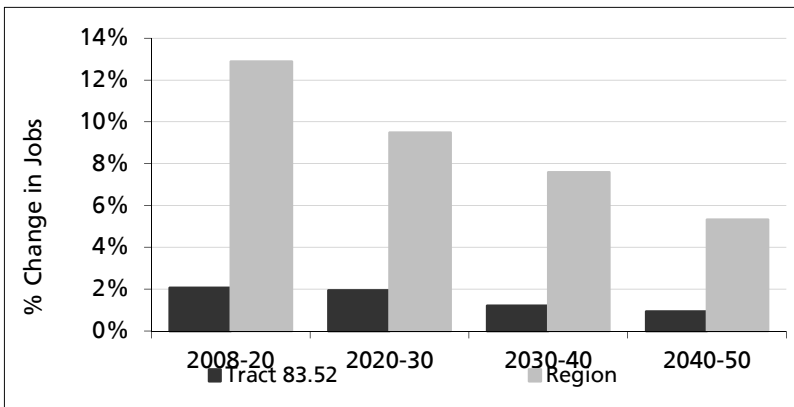
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>437</b>	<b>437</b>	<b>437</b>	<b>437</b>	<b>445</b>	<b>8</b>	<b>2%</b>
Civilian Jobs	437	437	437	437	445	8	2%
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>173</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	89	89	89	89	89	0	0%
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	0	0	0	0	0	0	0%
Commercial/Services	5	5	5	5	5	0	0%
Office	0	0	0	0	0	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	39	39	39	39	39	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	7	0	0%
<b>Vacant Developable Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</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	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>22.7</b>	<b>22.7</b>	<b>22.7</b>	<b>22.7</b>	<b>23.1</b>	<b>0.4</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.5</b>	<b>10.5</b>	<b>10.5</b>	<b>10.5</b>	<b>10.5</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).