

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 137.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,149</b>	<b>5,325</b>	<b>5,465</b>	<b>5,509</b>	<b>5,530</b>	<b>381</b>	<b>7%</b>
Household Population	5,149	5,325	5,465	5,509	5,530	381	7%
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>1,688</b>	<b>1,724</b>	<b>1,748</b>	<b>1,729</b>	<b>1,718</b>	<b>30</b>	<b>2%</b>
Single Family	1,033	1,102	1,108	1,108	1,108	75	7%
Multiple Family	525	538	563	565	566	41	8%
Mobile Homes	130	84	77	56	44	-86	-66%
<b>Occupied Housing Units</b>	<b>1,605</b>	<b>1,649</b>	<b>1,680</b>	<b>1,661</b>	<b>1,654</b>	<b>49</b>	<b>3%</b>
Single Family	975	1,061	1,069	1,069	1,071	96	10%
Multiple Family	513	516	545	547	548	35	7%
Mobile Homes	117	72	66	45	35	-82	-70%
<b>Vacancy Rate</b>	<b>4.9%</b>	<b>4.4%</b>	<b>3.9%</b>	<b>3.9%</b>	<b>3.7%</b>	<b>-1.2</b>	<b>-24%</b>
Single Family	5.6%	3.7%	3.5%	3.5%	3.3%	-2.3	-41%
Multiple Family	2.3%	4.1%	3.2%	3.2%	3.2%	0.9	39%
Mobile Homes	10.0%	14.3%	14.3%	19.6%	0.0%	-10.0	-100%
<b>Persons per Household</b>	<b>3.21</b>	<b>3.23</b>	<b>3.25</b>	<b>3.32</b>	<b>3.34</b>	<b>0.13</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	176	149	130	109	94	-82	-47%
\$15,000-\$29,999	293	263	239	212	192	-101	-34%
\$30,000-\$44,999	285	256	236	208	188	-97	-34%
\$45,000-\$59,999	221	215	212	201	191	-30	-14%
\$60,000-\$74,999	229	201	202	201	200	-29	-13%
\$75,000-\$99,999	206	247	252	250	248	42	20%
\$100,000-\$124,999	65	148	168	172	173	108	166%
\$125,000-\$149,999	56	88	138	183	218	162	289%
\$150,000-\$199,999	44	66	83	104	119	75	170%
\$200,000 or more	30	16	20	21	31	1	3%
Total Households	1,605	1,649	1,680	1,661	1,654	49	3%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$48,292	\$55,919	\$61,708	\$67,500	\$72,150	\$23,858	49%

**\*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.

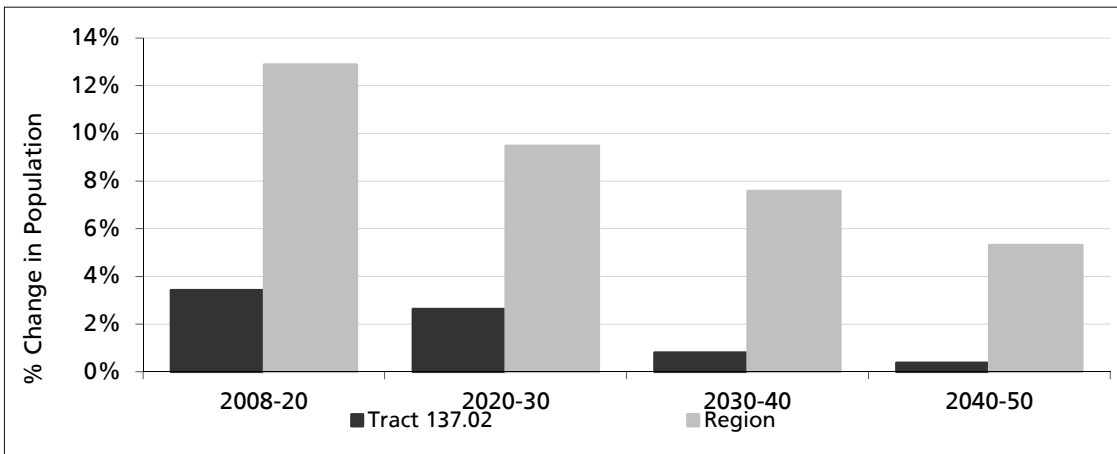
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,149</b>	<b>5,325</b>	<b>5,465</b>	<b>5,509</b>	<b>5,530</b>	<b>381</b>	<b>7%</b>
Under 5	412	408	414	412	393	-19	-5%
5 to 9	356	370	372	367	356	0	0%
10 to 14	458	468	468	466	461	3	1%
15 to 17	254	229	228	229	221	-33	-13%
18 to 19	161	145	141	140	140	-21	-13%
20 to 24	367	355	381	373	361	-6	-2%
25 to 29	363	430	413	402	392	29	8%
30 to 34	398	414	403	436	430	32	8%
35 to 39	367	312	385	366	380	13	4%
40 to 44	405	352	375	364	401	-4	-1%
45 to 49	371	316	271	327	305	-66	-18%
50 to 54	347	327	305	326	299	-48	-14%
55 to 59	316	401	366	326	397	81	26%
60 to 61	107	134	125	113	130	23	21%
62 to 64	96	166	182	198	206	110	115%
65 to 69	128	209	246	223	199	71	55%
70 to 74	80	124	174	178	180	100	125%
75 to 79	57	59	80	77	60	3	5%
80 to 84	48	43	68	83	79	31	65%
85 and over	58	63	68	103	140	82	141%
Median Age	32.6	33.1	33.9	34.2	35.1	2.5	8%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,149</b>	<b>5,325</b>	<b>5,465</b>	<b>5,509</b>	<b>5,530</b>	<b>381</b>	<b>7%</b>
Hispanic	1,526	1,892	2,171	2,411	2,609	1,083	71%
Non-Hispanic	3,623	3,433	3,294	3,098	2,921	-702	-19%
White	2,239	1,817	1,485	1,139	827	-1,412	-63%
Black	846	1,046	1,208	1,338	1,464	618	73%
American Indian	30	28	26	25	21	-9	-30%
Asian	250	285	310	330	345	95	38%
Hawaiian / Pacific Islander	24	24	24	24	24	0	0%
Other	2	2	2	2	2	0	0%
Two or More Races	232	231	239	240	238	6	3%

## GROWTH TRENDS IN TOTAL POPULATION



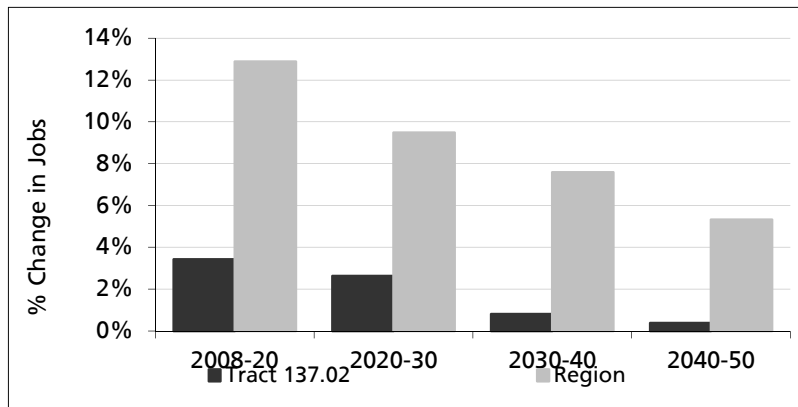
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>868</b>	<b>912</b>	<b>917</b>	<b>917</b>	<b>917</b>	<b>49</b>	<b>6%</b>
Civilian Jobs	868	912	917	917	917	49	6%
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>605</b>	<b>605</b>	<b>605</b>	<b>605</b>	<b>605</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>556</b>	<b>599</b>	<b>602</b>	<b>602</b>	<b>602</b>	<b>46</b>	<b>8%</b>
Low Density Single Family	43	46	50	50	50	7	16%
Single Family	324	363	361	361	361	37	11%
Multiple Family	23	24	25	25	25	2	9%
Mobile Homes	8	8	8	8	8	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	36	36	35	35	35	-1	-2%
Commercial/Services	19	21	22	22	22	3	14%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	96	96	96	96	96	0	0%
Agricultural and Extractive <sup>2</sup>	2	0	0	0	0	-2	-100%
Parks and Military Use	5	5	5	5	5	0	0%
<b>Vacant Developable Acres</b>	<b>47</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-46</b>	<b>-98%</b>
Low Density Single Family	13	4	1	1	1	-12	-93%
Single Family	34	0	0	0	0	-34	-100%
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>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>15.7</b>	<b>16.0</b>	<b>16.0</b>	<b>16.0</b>	<b>16.0</b>	<b>0.3</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.2</b>	<b>3.9</b>	<b>3.9</b>	<b>3.9</b>	<b>3.9</b>	<b>-0.4</b>	<b>-9%</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).