

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.59**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,237</b>	<b>5,578</b>	<b>5,626</b>	<b>6,470</b>	<b>7,040</b>	<b>1,803</b>	<b>34%</b>
Household Population	5,237	5,578	5,626	6,470	7,040	1,803	34%
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>1,830</b>	<b>1,916</b>	<b>1,916</b>	<b>2,168</b>	<b>2,407</b>	<b>577</b>	<b>32%</b>
Single Family	0	0	0	0	0	0	0%
Multiple Family	1,705	1,916	1,916	2,168	2,407	702	41%
Mobile Homes	125	0	0	0	0	-125	-100%
<b>Occupied Housing Units</b>	<b>1,785</b>	<b>1,878</b>	<b>1,872</b>	<b>2,122</b>	<b>2,359</b>	<b>574</b>	<b>32%</b>
Single Family	0	0	0	0	0	0	0%
Multiple Family	1,668	1,878	1,872	2,122	2,359	691	41%
Mobile Homes	117	0	0	0	0	-117	-100%
<b>Vacancy Rate</b>	<b>2.5%</b>	<b>2.0%</b>	<b>2.3%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>-0.5</b>	<b>-20%</b>
Single Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	2.2%	2.0%	2.3%	2.1%	2.0%	-0.2	-9%
Mobile Homes	6.4%	0.0%	0.0%	0.0%	0.0%	-6.4	-100%
<b>Persons per Household</b>	<b>2.93</b>	<b>2.97</b>	<b>3.01</b>	<b>3.05</b>	<b>2.98</b>	<b>0.05</b>	<b>2%</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	257	219	196	145	114	-143	-56%
\$15,000-\$29,999	491	405	377	308	249	-242	-49%
\$30,000-\$44,999	376	340	323	261	219	-157	-42%
\$45,000-\$59,999	314	305	305	267	237	-77	-25%
\$60,000-\$74,999	173	179	179	173	163	-10	-6%
\$75,000-\$99,999	99	195	206	240	237	138	139%
\$100,000-\$124,999	22	102	121	255	359	337	1532%
\$125,000-\$149,999	45	71	82	224	359	314	698%
\$150,000-\$199,999	6	33	45	114	198	192	3200%
\$200,000 or more	2	29	38	135	224	222	11100%
Total Households	1,785	1,878	1,872	2,122	2,359	574	32%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$35,765	\$43,897	\$46,967	\$66,936	\$95,833	\$60,068	168%

**\*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.

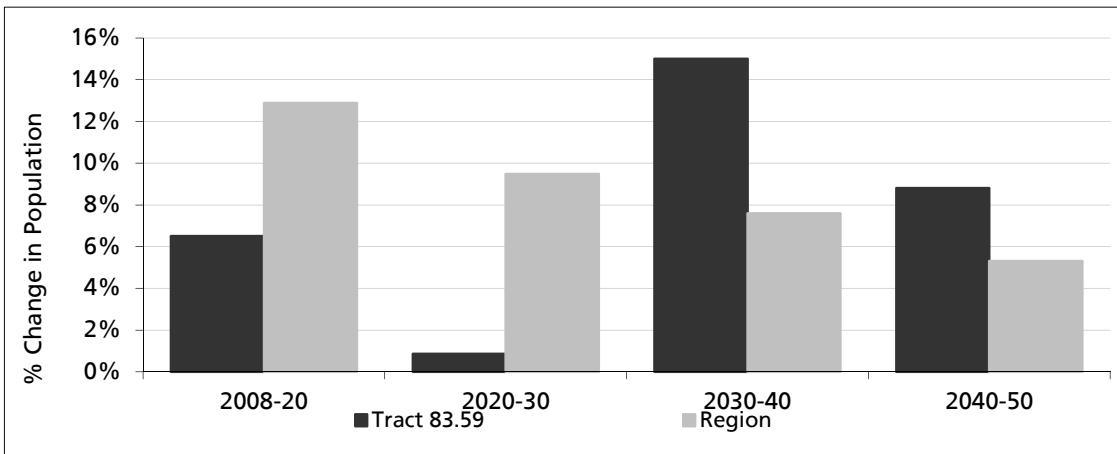
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,237</b>	<b>5,578</b>	<b>5,626</b>	<b>6,470</b>	<b>7,040</b>	<b>1,803</b>	<b>34%</b>
Under 5	519	478	453	487	492	-27	-5%
5 to 9	433	427	414	442	460	27	6%
10 to 14	221	242	215	232	250	29	13%
15 to 17	82	77	80	84	90	8	10%
18 to 19	67	55	52	55	56	-11	-16%
20 to 24	169	152	162	164	164	-5	-3%
25 to 29	432	459	437	462	473	41	9%
30 to 34	811	844	723	861	851	40	5%
35 to 39	609	540	528	578	631	22	4%
40 to 44	385	362	372	385	439	54	14%
45 to 49	370	340	306	387	405	35	9%
50 to 54	293	293	279	331	341	48	16%
55 to 59	195	289	268	279	359	164	84%
60 to 61	81	123	116	125	156	75	93%
62 to 64	86	160	163	173	195	109	127%
65 to 69	95	199	246	267	286	191	201%
70 to 74	81	146	220	258	299	218	269%
75 to 79	125	169	283	404	460	335	268%
80 to 84	89	96	157	231	251	162	182%
85 and over	94	127	152	265	382	288	306%
Median Age	34.3	35.5	37.6	38.9	40.6	6.3	18%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,237</b>	<b>5,578</b>	<b>5,626</b>	<b>6,470</b>	<b>7,040</b>	<b>1,803</b>	<b>34%</b>
Hispanic	727	843	900	1,091	1,246	519	71%
Non-Hispanic	4,510	4,735	4,726	5,379	5,794	1,284	28%
White	1,723	1,516	1,437	1,445	1,352	-371	-22%
Black	451	508	488	550	595	144	32%
American Indian	30	90	119	142	148	118	393%
Asian	1,877	2,079	2,058	2,440	2,741	864	46%
Hawaiian / Pacific Islander	27	55	71	93	110	83	307%
Other	8	14	16	18	21	13	163%
Two or More Races	394	473	537	691	827	433	110%

## GROWTH TRENDS IN TOTAL POPULATION



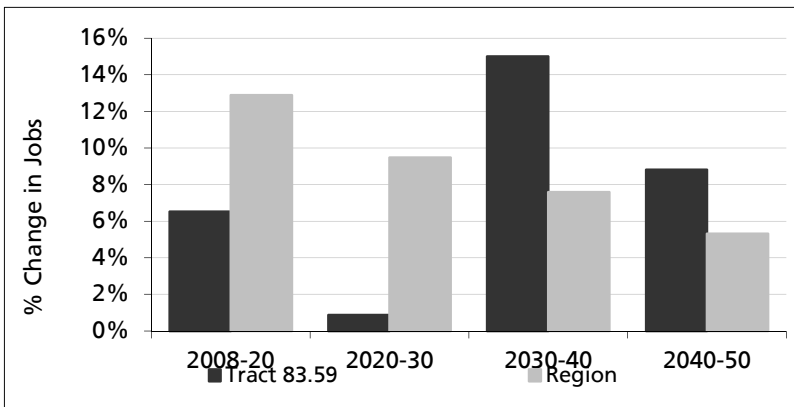
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,313</b>	<b>2,313</b>	<b>2,313</b>	<b>2,313</b>	<b>2,629</b>	<b>316</b>	<b>14%</b>
Civilian Jobs	2,313	2,313	2,313	2,313	2,629	316	14%
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>283</b>	<b>283</b>	<b>283</b>	<b>283</b>	<b>283</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>283</b>	<b>283</b>	<b>283</b>	<b>283</b>	<b>283</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	61	77	77	77	77	15	25%
Mobile Homes	15	0	0	0	0	-15	-100%
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	45	45	45	45	45	0	0%
Office	0	0	0	0	0	0	0%
Schools	86	86	86	86	86	0	0%
Roads and Freeways	44	44	44	44	44	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	31	31	31	31	31	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>17.6</b>	<b>17.6</b>	<b>17.6</b>	<b>17.6</b>	<b>20.0</b>	<b>2.4</b>	<b>14%</b>
<b>Residential Density<sup>4</sup></b>	<b>23.8</b>	<b>25.0</b>	<b>25.0</b>	<b>28.2</b>	<b>31.4</b>	<b>7.5</b>	<b>32%</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).