

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 133.13**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,253</b>	<b>27,713</b>	<b>31,705</b>	<b>47,878</b>	<b>47,864</b>	<b>39,611</b>	<b>480%</b>
Household Population	8,253	27,713	31,705	47,878	47,864	39,611	480%
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>2,509</b>	<b>8,426</b>	<b>9,696</b>	<b>14,827</b>	<b>14,827</b>	<b>12,318</b>	<b>491%</b>
Single Family	1,527	3,972	4,196	4,829	4,829	3,302	216%
Multiple Family	982	4,454	5,500	9,998	9,998	9,016	918%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,309</b>	<b>8,150</b>	<b>9,485</b>	<b>14,558</b>	<b>14,570</b>	<b>12,261</b>	<b>531%</b>
Single Family	1,333	3,748	4,042	4,664	4,674	3,341	251%
Multiple Family	976	4,402	5,443	9,894	9,896	8,920	914%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.0%</b>	<b>3.3%</b>	<b>2.2%</b>	<b>1.8%</b>	<b>1.7%</b>	<b>-6.3</b>	<b>-79%</b>
Single Family	12.7%	5.6%	3.7%	3.4%	3.2%	-9.5	-75%
Multiple Family	0.6%	1.2%	1.0%	1.0%	1.0%	0.4	67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.57</b>	<b>3.40</b>	<b>3.34</b>	<b>3.29</b>	<b>3.29</b>	<b>-0.28</b>	<b>-8%</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	14	13	11	9	8	-6	-43%
\$15,000-\$29,999	194	268	226	203	175	-19	-10%
\$30,000-\$44,999	394	491	445	419	379	-15	-4%
\$45,000-\$59,999	334	832	802	783	713	379	113%
\$60,000-\$74,999	436	825	841	878	821	385	88%
\$75,000-\$99,999	495	1,638	1,813	2,378	2,291	1,796	363%
\$100,000-\$124,999	241	1,699	1,968	2,902	2,894	2,653	1101%
\$125,000-\$149,999	75	925	1,205	2,175	2,202	2,127	2836%
\$150,000-\$199,999	117	1,097	1,522	2,943	3,046	2,929	2503%
\$200,000 or more	9	362	652	1,868	2,041	2,032	22578%
Total Households	2,309	8,150	9,485	14,558	14,570	12,261	531%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$67,517	\$100,118	\$107,679	\$122,476	\$125,045	\$57,528	85%

**\*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.

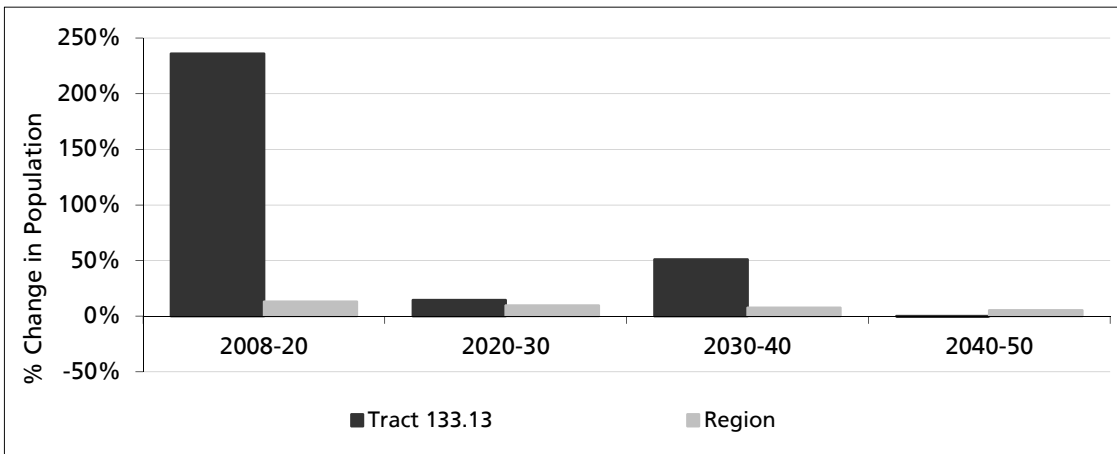
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,253</b>	<b>27,713</b>	<b>31,705</b>	<b>47,878</b>	<b>47,864</b>	<b>39,611</b>	<b>480%</b>
Under 5	695	2,184	2,395	3,384	3,281	2,586	372%
5 to 9	421	1,641	1,677	2,619	2,723	2,302	547%
10 to 14	439	1,547	1,659	2,496	2,466	2,027	462%
15 to 17	447	1,169	1,231	1,824	1,822	1,375	308%
18 to 19	314	919	1,093	1,379	1,428	1,114	355%
20 to 24	895	2,018	2,694	3,669	3,749	2,854	319%
25 to 29	701	2,350	2,477	3,745	3,365	2,664	380%
30 to 34	576	1,411	1,327	2,253	2,212	1,636	284%
35 to 39	279	941	1,076	1,703	1,917	1,638	587%
40 to 44	344	1,473	1,588	2,099	2,478	2,134	620%
45 to 49	587	1,559	1,692	2,745	2,735	2,148	366%
50 to 54	689	2,244	2,309	3,681	3,372	2,683	389%
55 to 59	556	2,330	2,573	3,473	3,575	3,019	543%
60 to 61	97	553	656	971	1,026	929	958%
62 to 64	322	1,268	1,479	2,195	2,124	1,802	560%
65 to 69	349	1,904	2,388	3,500	3,387	3,038	870%
70 to 74	281	959	1,401	2,307	2,253	1,972	702%
75 to 79	132	680	1,185	1,975	2,102	1,970	1492%
80 to 84	89	286	419	906	878	789	887%
85 and over	40	277	386	954	971	931	2328%
Median Age	31.9	38.3	40.7	42.1	42.0	10.1	32%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,253</b>	<b>27,713</b>	<b>31,705</b>	<b>47,878</b>	<b>47,864</b>	<b>39,611</b>	<b>480%</b>
Hispanic	3,971	14,102	16,593	25,737	26,582	22,611	569%
Non-Hispanic	4,282	13,611	15,112	22,141	21,282	17,000	397%
White	1,801	5,064	5,071	6,393	5,013	3,212	178%
Black	365	1,382	1,783	2,979	3,306	2,941	806%
American Indian	8	100	169	247	290	282	3525%
Asian	1,747	5,740	6,449	9,678	9,492	7,745	443%
Hawaiian / Pacific Islander	85	422	426	791	917	832	979%
Other	24	67	127	136	173	149	621%
Two or More Races	252	836	1,087	1,917	2,091	1,839	730%

## GROWTH TRENDS IN TOTAL POPULATION



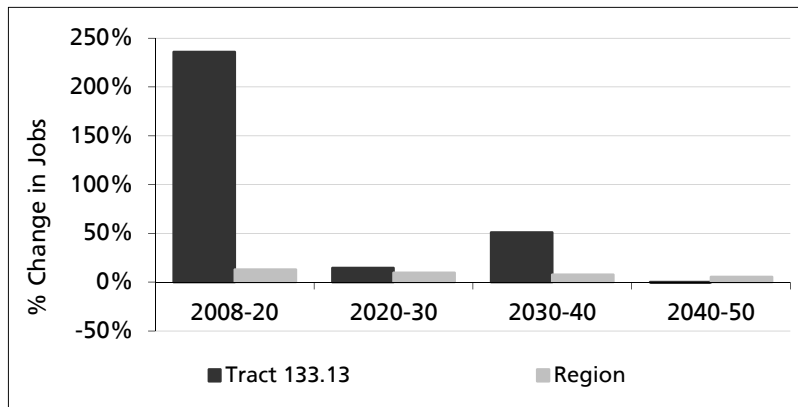
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,958</b>	<b>9,874</b>	<b>15,648</b>	<b>15,648</b>	<b>15,648</b>	<b>11,690</b>	<b>295%</b>
Civilian Jobs	3,958	9,874	15,648	15,648	15,648	11,690	295%
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>4,698</b>	<b>4,698</b>	<b>4,698</b>	<b>4,698</b>	<b>4,698</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,809</b>	<b>3,781</b>	<b>4,193</b>	<b>4,651</b>	<b>4,651</b>	<b>1,842</b>	<b>66%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	186	700	723	851	851	665	357%
Multiple Family	49	135	260	590	590	542	1114%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	207	207	207	207	207	--
Industrial	83	193	356	356	356	273	328%
Commercial/Services	97	133	133	133	133	36	37%
Office	0	1	1	1	1	1	--
Schools	166	174	174	174	174	8	5%
Roads and Freeways	397	397	397	397	397	0	0%
Agricultural and Extractive <sup>2</sup>	676	676	676	676	676	0	0%
Parks and Military Use	1,155	1,165	1,267	1,267	1,267	112	10%
<b>Vacant Developable Acres</b>	<b>1,870</b>	<b>898</b>	<b>486</b>	<b>28</b>	<b>28</b>	<b>-1,842</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	665	151	128	0	0	-665	-100%
Multiple Family	542	455	330	0	0	-542	-100%
Mixed Use	207	0	0	0	0	-207	-100%
Industrial	273	162	0	0	0	-273	-100%
Commercial/Services	36	0	0	0	0	-36	-100%
Office	1	0	0	0	0	-1	-100%
Schools	8	0	0	0	0	-8	-100%
Parks and Other	112	102	0	0	0	-112	-100%
Future Roads and Freeways	28	28	28	28	28	0	0%
<b>Constrained Acres</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>11.4</b>	<b>16.4</b>	<b>20.4</b>	<b>20.4</b>	<b>20.4</b>	<b>9.0</b>	<b>78%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.7</b>	<b>9.0</b>	<b>8.9</b>	<b>9.6</b>	<b>9.6</b>	<b>-1.1</b>	<b>-10%</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).