

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 161.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,597</b>	<b>6,001</b>	<b>6,089</b>	<b>6,164</b>	<b>5,919</b>	<b>322</b>	<b>6%</b>
Household Population	5,587	5,983	6,059	6,120	5,871	284	5%
Group Quarters Population	10	18	30	44	48	38	380%
Civilian	10	18	30	44	48	38	380%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,314</b>	<b>2,319</b>	<b>2,319</b>	<b>2,320</b>	<b>2,230</b>	<b>-84</b>	<b>-4%</b>
Single Family	1,692	1,697	1,697	1,698	1,698	6	0%
Multiple Family	622	622	622	622	532	-90	-14%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,143</b>	<b>2,260</b>	<b>2,260</b>	<b>2,260</b>	<b>2,171</b>	<b>28</b>	<b>1%</b>
Single Family	1,628	1,655	1,657	1,658	1,658	30	2%
Multiple Family	515	605	603	602	513	-2	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.4%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.6%</b>	<b>2.6%</b>	<b>-4.8</b>	<b>-65%</b>
Single Family	3.8%	2.5%	2.4%	2.4%	2.4%	-1.4	-37%
Multiple Family	17.2%	2.7%	3.1%	3.2%	3.6%	-13.6	-79%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.61</b>	<b>2.65</b>	<b>2.68</b>	<b>2.71</b>	<b>2.70</b>	<b>0.09</b>	<b>3%</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	170	148	135	118	97	-73	-43%
\$15,000-\$29,999	296	284	284	272	232	-64	-22%
\$30,000-\$44,999	442	427	427	427	392	-50	-11%
\$45,000-\$59,999	371	404	404	405	385	14	4%
\$60,000-\$74,999	263	296	296	296	281	18	7%
\$75,000-\$99,999	289	366	373	373	364	75	26%
\$100,000-\$124,999	154	163	169	190	222	68	44%
\$125,000-\$149,999	77	100	100	103	102	25	32%
\$150,000-\$199,999	59	62	62	66	82	23	39%
\$200,000 or more	22	10	10	10	14	-8	-36%
Total Households	2,143	2,260	2,260	2,260	2,171	28	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$51,611	\$55,062	\$55,545	\$56,593	\$59,201	\$7,590	15%

**\*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.

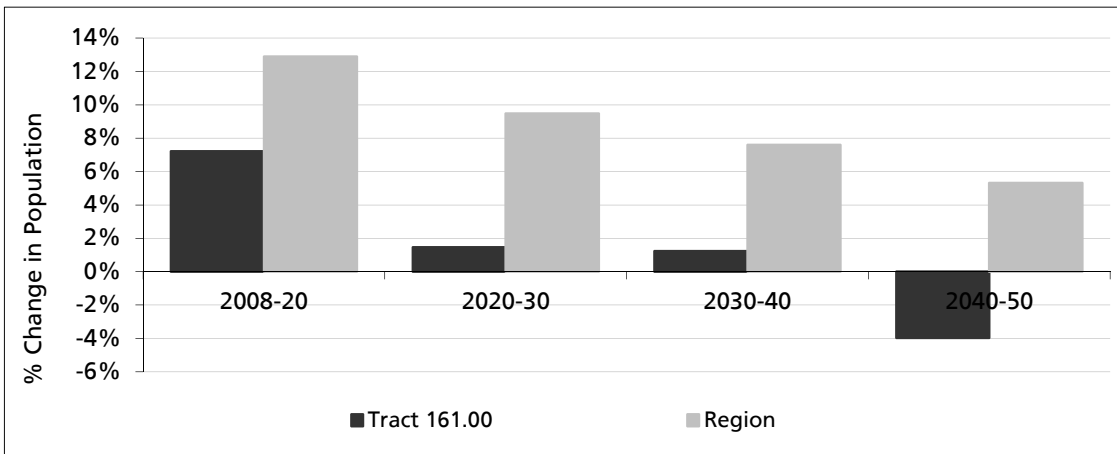
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,597</b>	<b>6,001</b>	<b>6,089</b>	<b>6,164</b>	<b>5,919</b>	<b>322</b>	<b>6%</b>
Under 5	334	339	335	333	315	-19	-6%
5 to 9	344	338	332	331	309	-35	-10%
10 to 14	308	334	317	324	311	3	1%
15 to 17	191	185	179	186	175	-16	-8%
18 to 19	146	133	124	118	114	-32	-22%
20 to 24	302	299	310	299	288	-14	-5%
25 to 29	380	482	457	431	420	40	11%
30 to 34	388	414	375	398	377	-11	-3%
35 to 39	400	337	401	408	398	-2	-1%
40 to 44	436	379	409	400	426	-10	-2%
45 to 49	455	385	322	392	388	-67	-15%
50 to 54	399	343	282	306	277	-122	-31%
55 to 59	372	431	354	310	365	-7	-2%
60 to 61	160	216	208	195	227	67	42%
62 to 64	161	260	233	224	221	60	37%
65 to 69	196	346	385	338	284	88	45%
70 to 74	169	298	374	331	283	114	67%
75 to 79	190	225	344	378	309	119	63%
80 to 84	142	121	200	239	185	43	30%
85 and over	124	136	148	223	247	123	99%
Median Age	40.1	41.8	42.6	43.2	43.0	2.9	7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,597</b>	<b>6,001</b>	<b>6,089</b>	<b>6,164</b>	<b>5,919</b>	<b>322</b>	<b>6%</b>
Hispanic	828	1,173	1,416	1,682	1,904	1,076	130%
Non-Hispanic	4,769	4,828	4,673	4,482	4,015	-754	-16%
White	4,261	4,158	3,895	3,577	3,023	-1,238	-29%
Black	135	193	227	265	301	166	123%
American Indian	26	26	23	22	18	-8	-31%
Asian	142	211	264	328	373	231	163%
Hawaiian / Pacific Islander	21	29	33	37	39	18	86%
Other	9	11	12	14	14	5	56%
Two or More Races	175	200	219	239	247	72	41%

## GROWTH TRENDS IN TOTAL POPULATION



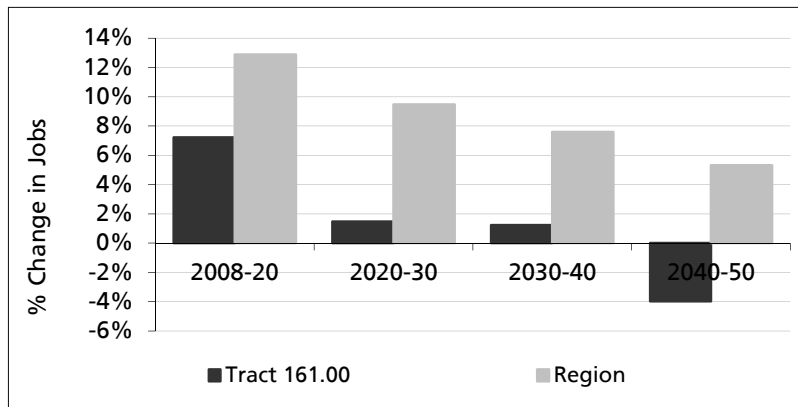
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>896</b>	<b>1,023</b>	<b>1,023</b>	<b>1,023</b>	<b>1,023</b>	<b>127</b>	<b>14%</b>
Civilian Jobs	896	1,023	1,023	1,023	1,023	127	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>716</b>	<b>716</b>	<b>716</b>	<b>716</b>	<b>716</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>713</b>	<b>716</b>	<b>716</b>	<b>716</b>	<b>716</b>	<b>3</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	400	401	401	401	401	1	0%
Multiple Family	27	27	27	27	27	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	2	2	2	2	2	0	0%
Commercial/Services	30	30	30	30	30	0	0%
Office	2	3	3	3	3	1	69%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	175	175	175	175	175	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	67	67	67	67	67	0	0%
<b>Vacant Developable Acres</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-3</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-100%
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	-100%
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>20.3</b>	<b>22.4</b>	<b>22.4</b>	<b>22.4</b>	<b>22.4</b>	<b>2.1</b>	<b>11%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.4</b>	<b>5.4</b>	<b>5.4</b>	<b>5.4</b>	<b>5.2</b>	<b>-0.2</b>	<b>-4%</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).