

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 79.07**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,144</b>	<b>3,130</b>	<b>3,223</b>	<b>4,642</b>	<b>4,654</b>	<b>1,510</b>	<b>48%</b>
Household Population	3,103	3,055	3,104	4,467	4,430	1,327	43%
Group Quarters Population	41	75	119	175	224	183	446%
Civilian	41	75	119	175	224	183	446%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,727</b>	<b>1,727</b>	<b>1,731</b>	<b>2,394</b>	<b>2,394</b>	<b>667</b>	<b>39%</b>
Single Family	505	505	504	183	183	-322	-64%
Multiple Family	1,222	1,222	1,227	2,211	2,211	989	81%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,614</b>	<b>1,568</b>	<b>1,584</b>	<b>2,232</b>	<b>2,215</b>	<b>601</b>	<b>37%</b>
Single Family	480	469	479	164	164	-316	-66%
Multiple Family	1,134	1,099	1,105	2,068	2,051	917	81%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.5%</b>	<b>9.2%</b>	<b>8.5%</b>	<b>6.8%</b>	<b>7.5%</b>	<b>1.0</b>	<b>15%</b>
Single Family	5.0%	7.1%	5.0%	10.4%	10.4%	5.4	108%
Multiple Family	7.2%	10.1%	9.9%	6.5%	7.2%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.92</b>	<b>1.95</b>	<b>1.96</b>	<b>2.00</b>	<b>2.00</b>	<b>0.08</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	268	213	173	144	140	-128	-48%
\$15,000-\$29,999	311	280	253	230	227	-84	-27%
\$30,000-\$44,999	285	257	238	244	244	-41	-14%
\$45,000-\$59,999	254	239	239	251	251	-3	-1%
\$60,000-\$74,999	172	175	183	251	251	79	46%
\$75,000-\$99,999	166	223	242	416	409	243	146%
\$100,000-\$124,999	84	95	146	320	322	238	283%
\$125,000-\$149,999	31	39	57	145	140	109	352%
\$150,000-\$199,999	31	42	48	148	148	117	377%
\$200,000 or more	12	5	5	83	83	71	592%
Total Households	1,614	1,568	1,584	2,232	2,215	601	37%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$42,000	\$47,134	\$53,033	\$74,761	\$74,671	\$32,671	78%

**\*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.

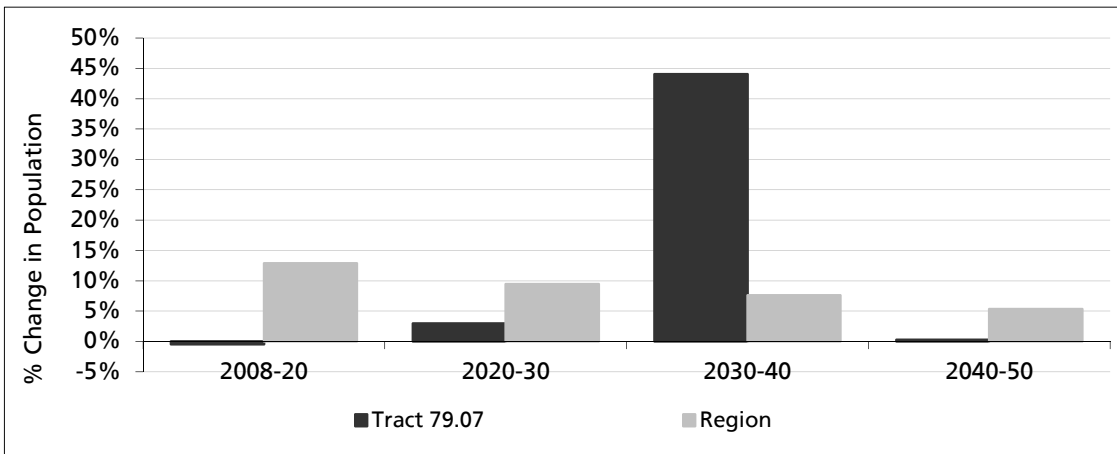
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,144</b>	<b>3,130</b>	<b>3,223</b>	<b>4,642</b>	<b>4,654</b>	<b>1,510</b>	<b>48%</b>
Under 5	158	144	127	181	178	20	13%
5 to 9	104	99	113	152	157	53	51%
10 to 14	26	33	34	60	52	26	100%
15 to 17	21	24	22	41	33	12	57%
18 to 19	17	16	13	15	25	8	47%
20 to 24	29	33	36	45	47	18	62%
25 to 29	222	287	288	391	418	196	88%
30 to 34	866	929	902	1,332	1,277	411	47%
35 to 39	739	516	634	908	856	117	16%
40 to 44	313	281	336	425	442	129	41%
45 to 49	199	169	126	237	262	63	32%
50 to 54	143	145	119	185	179	36	25%
55 to 59	116	149	142	164	191	75	65%
60 to 61	49	56	55	51	68	19	39%
62 to 64	42	71	67	86	109	67	160%
65 to 69	41	77	82	100	100	59	144%
70 to 74	21	36	56	88	70	49	233%
75 to 79	8	16	16	45	35	27	338%
80 to 84	18	18	28	51	62	44	244%
85 and over	12	31	27	85	93	81	675%
Median Age	35.9	35.0	35.6	35.6	35.8	-0.1	0%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,144</b>	<b>3,130</b>	<b>3,223</b>	<b>4,642</b>	<b>4,654</b>	<b>1,510</b>	<b>48%</b>
Hispanic	526	545	549	859	883	357	68%
Non-Hispanic	2,618	2,585	2,674	3,783	3,771	1,153	44%
White	2,321	2,256	2,298	3,244	3,199	878	38%
Black	55	58	75	85	88	33	60%
American Indian	9	6	5	6	9	0	0%
Asian	121	145	171	277	302	181	150%
Hawaiian / Pacific Islander	7	8	2	13	12	5	71%
Other	33	25	20	14	16	-17	-52%
Two or More Races	72	87	103	144	145	73	101%

## GROWTH TRENDS IN TOTAL POPULATION



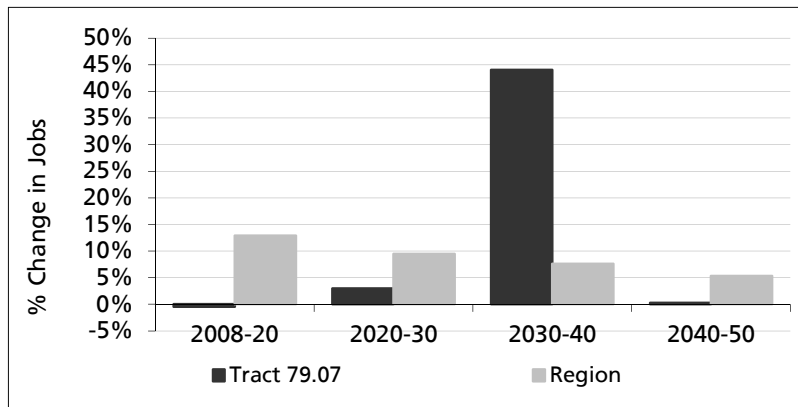
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>649</b>	<b>649</b>	<b>817</b>	<b>817</b>	<b>817</b>	<b>168</b>	<b>26%</b>
Civilian Jobs	649	649	817	817	817	168	26%
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>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>1</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	28	28	28	4	4	-23	-84%
Multiple Family	28	28	29	52	52	24	83%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	6	10	10	10	--
Industrial	1	1	0	0	0	-1	-100%
Commercial/Services	13	13	7	3	3	-9	-74%
Office	0	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	46	46	46	46	46	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	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>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>47.6</b>	<b>47.6</b>	<b>76.3</b>	<b>93.4</b>	<b>93.4</b>	<b>45.9</b>	<b>96%</b>
<b>Residential Density<sup>4</sup></b>	<b>30.8</b>	<b>30.8</b>	<b>29.0</b>	<b>38.8</b>	<b>38.8</b>	<b>8.1</b>	<b>26%</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).