

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 133.10**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>29,107</b>	<b>31,003</b>	<b>30,691</b>	<b>30,553</b>	<b>30,564</b>	<b>1,457</b>	<b>5%</b>
Household Population	28,745	30,635	30,313	30,167	30,165	1,420	5%
Group Quarters Population	362	368	378	386	399	37	10%
Civilian	362	368	378	386	399	37	10%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>8,656</b>	<b>9,052</b>	<b>9,052</b>	<b>9,052</b>	<b>9,052</b>	<b>396</b>	<b>5%</b>
Single Family	5,023	5,023	5,023	5,023	5,023	0	0%
Multiple Family	3,633	4,029	4,029	4,029	4,029	396	11%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>8,264</b>	<b>8,837</b>	<b>8,856</b>	<b>8,855</b>	<b>8,864</b>	<b>600</b>	<b>7%</b>
Single Family	4,686	4,855	4,871	4,872	4,880	194	4%
Multiple Family	3,578	3,982	3,985	3,983	3,984	406	11%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.5%</b>	<b>2.4%</b>	<b>2.2%</b>	<b>2.2%</b>	<b>2.1%</b>	<b>-2.4</b>	<b>-53%</b>
Single Family	6.7%	3.3%	3.0%	3.0%	2.8%	-3.9	-58%
Multiple Family	1.5%	1.2%	1.1%	1.1%	1.1%	-0.4	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.48</b>	<b>3.47</b>	<b>3.42</b>	<b>3.41</b>	<b>3.40</b>	<b>-0.08</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	127	115	86	72	62	-65	-51%
\$15,000-\$29,999	358	377	297	255	214	-144	-40%
\$30,000-\$44,999	836	843	729	660	565	-271	-32%
\$45,000-\$59,999	1,291	1,358	1,273	1,223	1,079	-212	-16%
\$60,000-\$74,999	1,487	1,408	1,403	1,403	1,287	-200	-13%
\$75,000-\$99,999	1,527	1,645	1,654	1,656	1,585	58	4%
\$100,000-\$124,999	672	915	965	983	995	323	48%
\$125,000-\$149,999	897	1,034	1,092	1,105	1,155	258	29%
\$150,000-\$199,999	530	693	831	912	1,074	544	103%
\$200,000 or more	539	449	526	586	848	309	57%
Total Households	8,264	8,837	8,856	8,855	8,864	600	7%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$75,540	\$79,825	\$84,674	\$87,296	\$94,322	\$18,782	25%

**\*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.

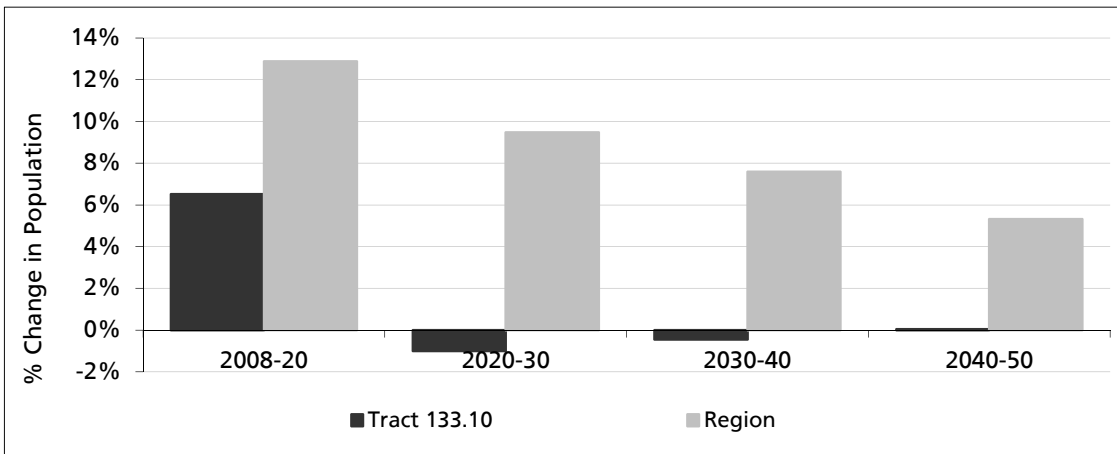
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>29,107</b>	<b>31,003</b>	<b>30,691</b>	<b>30,553</b>	<b>30,564</b>	<b>1,457</b>	<b>5%</b>
Under 5	3,261	3,120	2,917	2,746	2,602	-659	-20%
5 to 9	3,053	3,436	3,271	3,270	3,122	69	2%
10 to 14	2,531	2,988	2,729	2,655	2,620	89	4%
15 to 17	1,481	1,484	1,420	1,359	1,331	-150	-10%
18 to 19	786	635	660	666	659	-127	-16%
20 to 24	1,731	1,567	1,659	1,478	1,464	-267	-15%
25 to 29	1,220	1,219	1,130	940	940	-280	-23%
30 to 34	1,764	1,723	1,393	1,588	1,454	-310	-18%
35 to 39	3,018	2,795	3,083	3,041	2,985	-33	-1%
40 to 44	3,169	3,291	3,351	3,117	3,487	318	10%
45 to 49	2,302	2,406	2,193	2,584	2,572	270	12%
50 to 54	1,349	1,427	1,339	1,359	1,288	-61	-5%
55 to 59	1,058	1,332	1,241	1,081	1,190	132	12%
60 to 61	434	674	650	658	654	220	51%
62 to 64	418	721	725	706	697	279	67%
65 to 69	456	744	887	903	862	406	89%
70 to 74	432	690	970	960	1,003	571	132%
75 to 79	289	352	540	661	728	439	152%
80 to 84	232	250	376	550	595	363	156%
85 and over	123	149	157	231	311	188	153%
Median Age	31.4	33.1	35.3	35.9	36.8	5.4	17%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>29,107</b>	<b>31,003</b>	<b>30,691</b>	<b>30,553</b>	<b>30,564</b>	<b>1,457</b>	<b>5%</b>
Hispanic	9,434	10,397	10,625	10,952	11,485	2,051	22%
Non-Hispanic	19,673	20,606	20,066	19,601	19,079	-594	-3%
White	8,104	7,670	6,607	5,585	4,431	-3,673	-45%
Black	1,978	2,476	2,831	3,161	3,556	1,578	80%
American Indian	62	161	193	202	187	125	202%
Asian	8,083	8,403	8,216	8,131	8,151	68	1%
Hawaiian / Pacific Islander	140	167	165	177	194	54	39%
Other	99	303	427	516	535	436	440%
Two or More Races	1,207	1,426	1,627	1,829	2,025	818	68%

## GROWTH TRENDS IN TOTAL POPULATION



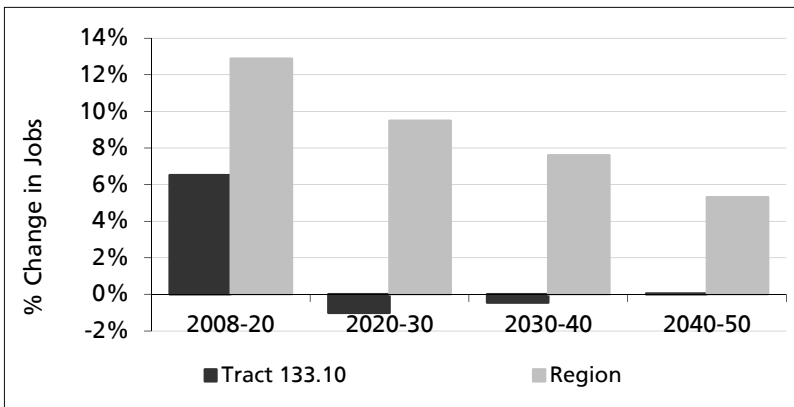
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>4,617</b>	<b>4,638</b>	<b>4,791</b>	<b>4,854</b>	<b>4,854</b>	<b>237</b>	<b>5%</b>
Civilian Jobs	4,617	4,638	4,791	4,854	4,854	237	5%
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>2,090</b>	<b>2,090</b>	<b>2,090</b>	<b>2,090</b>	<b>2,090</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,081</b>	<b>2,085</b>	<b>2,090</b>	<b>2,090</b>	<b>2,090</b>	<b>9</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	718	718	718	718	718	0	0%
Multiple Family	160	163	163	163	163	3	2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	30	30	30	30	30	0	0%
Mixed Use	0	6	6	6	6	6	--
Industrial	83	83	83	83	83	0	0%
Commercial/Services	105	100	104	104	104	0	0%
Office	11	11	11	11	11	0	0%
Schools	31	31	31	31	31	0	0%
Roads and Freeways	475	475	475	475	475	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	469	469	469	469	469	0	0%
<b>Vacant Developable Acres</b>	<b>9</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-9</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	5	0	0	0	0	-5	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	5	5	0	0	0	-5	-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>20.2</b>	<b>20.4</b>	<b>20.7</b>	<b>21.0</b>	<b>21.0</b>	<b>0.8</b>	<b>4%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.5</b>	<b>9.9</b>	<b>9.9</b>	<b>9.9</b>	<b>9.9</b>	<b>0.4</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).