

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 185.13**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,902</b>	<b>10,729</b>	<b>10,877</b>	<b>11,064</b>	<b>11,188</b>	<b>2,286</b>	<b>26%</b>
Household Population	8,902	10,729	10,877	11,064	11,188	2,286	26%
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>3,614</b>	<b>4,402</b>	<b>4,402</b>	<b>4,402</b>	<b>4,402</b>	<b>788</b>	<b>22%</b>
Single Family	1,928	2,307	2,307	2,307	2,307	379	20%
Multiple Family	1,686	2,095	2,095	2,095	2,095	409	24%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>3,490</b>	<b>4,254</b>	<b>4,267</b>	<b>4,275</b>	<b>4,281</b>	<b>791</b>	<b>23%</b>
Single Family	1,871	2,236	2,246	2,251	2,254	383	20%
Multiple Family	1,619	2,018	2,021	2,024	2,027	408	25%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.1%</b>	<b>2.9%</b>	<b>2.7%</b>	<b>-0.7</b>	<b>-21%</b>
Single Family	3.0%	3.1%	2.6%	2.4%	2.3%	-0.7	-23%
Multiple Family	4.0%	3.7%	3.5%	3.4%	3.2%	-0.8	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.55</b>	<b>2.52</b>	<b>2.55</b>	<b>2.59</b>	<b>2.61</b>	<b>0.06</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	219	183	141	112	91	-128	-58%
\$15,000-\$29,999	436	387	338	293	263	-173	-40%
\$30,000-\$44,999	515	509	464	416	381	-134	-26%
\$45,000-\$59,999	576	617	597	551	511	-65	-11%
\$60,000-\$74,999	564	640	640	626	607	43	8%
\$75,000-\$99,999	621	795	809	809	809	188	30%
\$100,000-\$124,999	294	522	538	558	568	274	93%
\$125,000-\$149,999	139	302	345	383	395	256	184%
\$150,000-\$199,999	113	251	339	431	518	405	358%
\$200,000 or more	13	48	56	96	138	125	962%
Total Households	3,490	4,254	4,267	4,275	4,281	791	23%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$59,974	\$70,102	\$73,910	\$79,311	\$83,884	\$23,910	40%

**\*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.

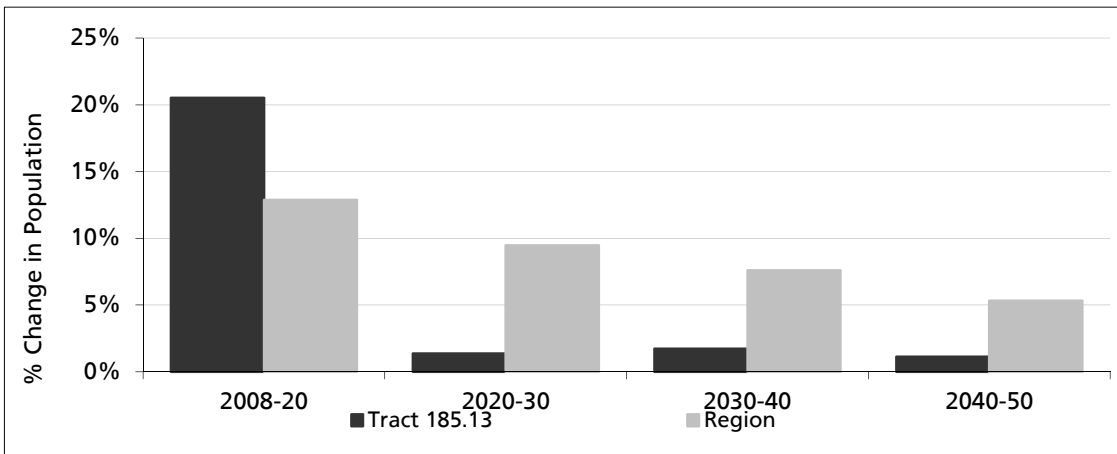
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,902</b>	<b>10,729</b>	<b>10,877</b>	<b>11,064</b>	<b>11,188</b>	<b>2,286</b>	<b>26%</b>
Under 5	709	796	784	777	765	56	8%
5 to 9	707	803	793	798	784	77	11%
10 to 14	663	792	745	773	773	110	17%
15 to 17	398	443	397	413	417	19	5%
18 to 19	227	242	213	219	224	-3	-1%
20 to 24	517	609	626	607	630	113	22%
25 to 29	543	795	798	725	760	217	40%
30 to 34	751	923	881	950	926	175	23%
35 to 39	897	850	1,024	1,016	964	67	7%
40 to 44	758	758	808	784	877	119	16%
45 to 49	740	757	651	777	791	51	7%
50 to 54	584	672	614	661	644	60	10%
55 to 59	432	623	553	492	590	158	37%
60 to 61	154	242	228	213	258	104	68%
62 to 64	165	319	296	293	291	126	76%
65 to 69	188	381	435	402	359	171	91%
70 to 74	176	359	485	483	491	315	179%
75 to 79	118	165	258	291	258	140	119%
80 to 84	106	110	184	226	189	83	78%
85 and over	69	90	104	164	197	128	186%
Median Age	34.6	34.8	36.0	36.3	36.6	2.0	6%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,902</b>	<b>10,729</b>	<b>10,877</b>	<b>11,064</b>	<b>11,188</b>	<b>2,286</b>	<b>26%</b>
Hispanic	1,569	2,351	2,670	3,058	3,436	1,867	119%
Non-Hispanic	7,333	8,378	8,207	8,006	7,752	419	6%
White	5,195	5,682	5,385	5,110	4,797	-398	-8%
Black	788	909	833	719	595	-193	-24%
American Indian	32	41	41	38	36	4	13%
Asian	826	1,127	1,278	1,414	1,549	723	88%
Hawaiian / Pacific Islander	40	43	38	34	32	-8	-20%
Other	21	33	38	42	46	25	119%
Two or More Races	431	543	594	649	697	266	62%

## GROWTH TRENDS IN TOTAL POPULATION



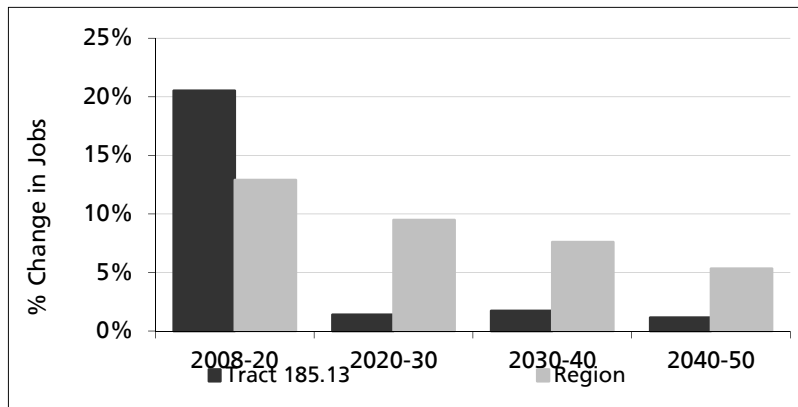
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>4,264</b>	<b>5,803</b>	<b>8,911</b>	<b>11,529</b>	<b>12,431</b>	<b>8,167</b>	<b>192%</b>
Civilian Jobs	4,264	5,803	8,911	11,529	12,431	8,167	192%
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>2,147</b>	<b>2,147</b>	<b>2,147</b>	<b>2,147</b>	<b>2,147</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,430</b>	<b>1,545</b>	<b>2,043</b>	<b>2,103</b>	<b>2,126</b>	<b>697</b>	<b>49%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	252	281	281	281	281	29	12%
Multiple Family	127	148	148	148	148	20	16%
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	314	380	444	504	528	214	68%
Commercial/Services	57	57	61	61	61	4	6%
Office	6	6	6	6	6	0	0%
Schools	82	82	82	82	82	0	0%
Roads and Freeways	241	241	241	241	241	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	351	351	780	780	780	430	123%
<b>Vacant Developable Acres</b>	<b>717</b>	<b>601</b>	<b>104</b>	<b>43</b>	<b>20</b>	<b>-697</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	29	0	0	0	0	-29	-100%
Multiple Family	20	0	0	0	0	-20	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	214	148	84	23	0	-214	-100%
Commercial/Services	4	4	0	0	0	-4	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	430	430	0	0	0	-430	-100%
Future Roads and Freeways	20	20	20	20	20	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>9.3</b>	<b>11.1</b>	<b>15.0</b>	<b>17.7</b>	<b>18.4</b>	<b>9.1</b>	<b>98%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.5</b>	<b>10.3</b>	<b>10.3</b>	<b>10.3</b>	<b>10.3</b>	<b>0.7</b>	<b>8%</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).