

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 186.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,206</b>	<b>8,072</b>	<b>9,153</b>	<b>9,376</b>	<b>9,442</b>	<b>2,236</b>	<b>31%</b>
Household Population	7,049	7,910	8,975	9,174	9,226	2,177	31%
Group Quarters Population	157	162	178	202	216	59	38%
Civilian	157	162	178	202	216	59	38%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,287</b>	<b>2,553</b>	<b>2,875</b>	<b>2,876</b>	<b>2,872</b>	<b>585</b>	<b>26%</b>
Single Family	781	781	843	844	840	59	8%
Multiple Family	1,506	1,772	2,032	2,032	2,032	526	35%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,106</b>	<b>2,371</b>	<b>2,711</b>	<b>2,721</b>	<b>2,722</b>	<b>616</b>	<b>29%</b>
Single Family	731	729	797	799	796	65	9%
Multiple Family	1,375	1,642	1,914	1,922	1,926	551	40%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.9%</b>	<b>7.1%</b>	<b>5.7%</b>	<b>5.4%</b>	<b>5.2%</b>	<b>-2.7</b>	<b>-34%</b>
Single Family	6.4%	6.7%	5.5%	5.3%	5.2%	-1.2	-19%
Multiple Family	8.7%	7.3%	5.8%	5.4%	5.2%	-3.5	-40%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.35</b>	<b>3.34</b>	<b>3.31</b>	<b>3.37</b>	<b>3.39</b>	<b>0.04</b>	<b>1%</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	381	305	236	184	149	-232	-61%
\$15,000-\$29,999	488	400	327	264	224	-264	-54%
\$30,000-\$44,999	490	470	417	360	318	-172	-35%
\$45,000-\$59,999	328	313	303	280	261	-67	-20%
\$60,000-\$74,999	202	254	284	278	271	69	34%
\$75,000-\$99,999	133	271	369	378	378	245	184%
\$100,000-\$124,999	62	173	317	351	370	308	497%
\$125,000-\$149,999	14	91	201	268	313	299	2136%
\$150,000-\$199,999	8	71	157	220	264	256	3200%
\$200,000 or more	0	23	100	138	174	174	0%
Total Households	2,106	2,371	2,711	2,721	2,722	616	29%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$35,633	\$45,503	\$63,829	\$74,703	\$84,127	\$48,494	136%

**\*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.

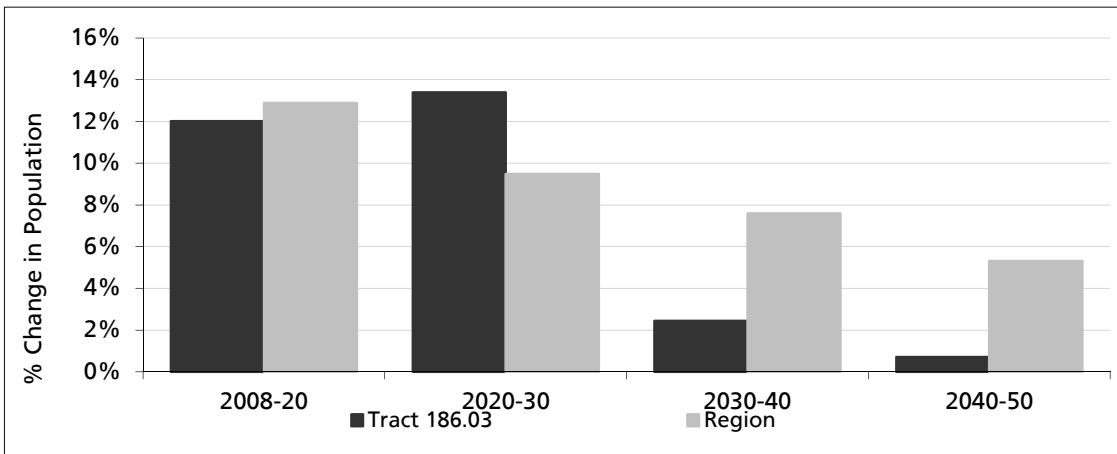
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,206</b>	<b>8,072</b>	<b>9,153</b>	<b>9,376</b>	<b>9,442</b>	<b>2,236</b>	<b>31%</b>
Under 5	747	723	735	701	644	-103	-14%
5 to 9	666	808	795	781	741	75	11%
10 to 14	473	580	592	571	566	93	20%
15 to 17	361	371	409	383	388	27	7%
18 to 19	234	207	267	247	249	15	6%
20 to 24	542	486	684	650	641	99	18%
25 to 29	656	710	731	761	716	60	9%
30 to 34	710	697	646	756	717	7	1%
35 to 39	517	472	553	524	536	19	4%
40 to 44	471	495	526	463	557	86	18%
45 to 49	462	521	511	559	555	93	20%
50 to 54	357	462	539	535	475	118	33%
55 to 59	293	462	566	535	591	298	102%
60 to 61	82	142	174	178	196	114	139%
62 to 64	88	162	207	229	221	133	151%
65 to 69	133	251	388	431	407	274	206%
70 to 74	132	210	332	375	408	276	209%
75 to 79	99	118	209	283	317	218	220%
80 to 84	90	83	145	192	200	110	122%
85 and over	93	112	144	222	317	224	241%
Median Age	29.4	31.1	32.8	33.9	35.6	6.2	21%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,206</b>	<b>8,072</b>	<b>9,153</b>	<b>9,376</b>	<b>9,442</b>	<b>2,236</b>	<b>31%</b>
Hispanic	4,945	5,986	7,057	7,496	7,774	2,829	57%
Non-Hispanic	2,261	2,086	2,096	1,880	1,668	-593	-26%
White	1,292	1,141	1,122	988	861	-431	-33%
Black	489	457	432	348	267	-222	-45%
American Indian	26	26	27	25	23	-3	-12%
Asian	174	193	228	238	244	70	40%
Hawaiian / Pacific Islander	117	99	91	79	70	-47	-40%
Other	12	16	20	22	24	12	100%
Two or More Races	151	154	176	180	179	28	19%

## GROWTH TRENDS IN TOTAL POPULATION



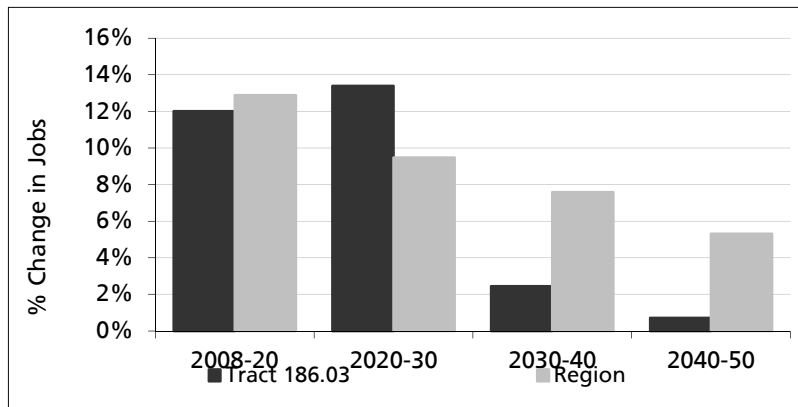
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,787</b>	<b>3,149</b>	<b>3,149</b>	<b>3,149</b>	<b>5,399</b>	<b>2,612</b>	<b>94%</b>
Civilian Jobs	2,787	3,149	3,149	3,149	5,399	2,612	94%
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>1,238</b>	<b>1,238</b>	<b>1,238</b>	<b>1,238</b>	<b>1,238</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,010</b>	<b>1,032</b>	<b>1,053</b>	<b>1,053</b>	<b>1,112</b>	<b>102</b>	<b>10%</b>
Low Density Single Family	8	8	8	8	8	0	0%
Single Family	96	96	106	106	106	10	10%
Multiple Family	71	82	92	92	92	21	29%
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	199	210	210	210	226	27	14%
Commercial/Services	74	74	74	74	112	38	51%
Office	0	0	0	0	6	6	--
Schools	44	44	44	44	44	0	0%
Roads and Freeways	277	277	277	277	277	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	241	241	241	241	241	0	0%
<b>Vacant Developable Acres</b>	<b>145</b>	<b>123</b>	<b>103</b>	<b>103</b>	<b>43</b>	<b>-102</b>	<b>-70%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	12	12	2	2	2	-10	-87%
Multiple Family	21	10	0	0	0	-21	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	50	39	39	39	23	-27	-54%
Commercial/Services	53	53	53	53	16	-38	-71%
Office	9	9	9	9	3	-6	-65%
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>83</b>	<b>83</b>	<b>83</b>	<b>83</b>	<b>83</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>8.8</b>	<b>9.6</b>	<b>9.6</b>	<b>9.6</b>	<b>13.9</b>	<b>5.1</b>	<b>58%</b>
<b>Residential Density<sup>4</sup></b>	<b>13.0</b>	<b>13.7</b>	<b>13.9</b>	<b>13.9</b>	<b>13.9</b>	<b>0.9</b>	<b>7%</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).