

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 170.29**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,218</b>	<b>9,248</b>	<b>9,432</b>	<b>9,604</b>	<b>9,742</b>	<b>1,524</b>	<b>19%</b>
Household Population	8,218	9,248	9,432	9,604	9,742	1,524	19%
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>3,323</b>	<b>3,698</b>	<b>3,746</b>	<b>3,751</b>	<b>3,763</b>	<b>440</b>	<b>13%</b>
Single Family	2,996	3,371	3,419	3,424	3,436	440	15%
Multiple Family	327	327	327	327	327	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>3,203</b>	<b>3,612</b>	<b>3,672</b>	<b>3,679</b>	<b>3,692</b>	<b>489</b>	<b>15%</b>
Single Family	2,881	3,291	3,351	3,357	3,369	488	17%
Multiple Family	322	321	321	322	323	1	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.6%</b>	<b>2.3%</b>	<b>2.0%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>-1.7</b>	<b>-47%</b>
Single Family	3.8%	2.4%	2.0%	2.0%	1.9%	-1.9	-50%
Multiple Family	1.5%	1.8%	1.8%	1.5%	1.2%	-0.3	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.57</b>	<b>2.56</b>	<b>2.57</b>	<b>2.61</b>	<b>2.64</b>	<b>0.07</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	180	223	198	196	191	11	6%
\$15,000-\$29,999	139	255	231	228	225	86	62%
\$30,000-\$44,999	208	293	276	274	271	63	30%
\$45,000-\$59,999	178	245	239	238	236	58	33%
\$60,000-\$74,999	201	271	264	260	260	59	29%
\$75,000-\$99,999	223	271	271	269	268	45	20%
\$100,000-\$124,999	305	366	370	369	368	63	21%
\$125,000-\$149,999	240	274	279	280	281	41	17%
\$150,000-\$199,999	278	402	410	411	414	136	49%
\$200,000 or more	1,251	1,012	1,134	1,154	1,178	-73	-6%
Total Households	3,203	3,612	3,672	3,679	3,692	489	15%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$142,448	\$116,940	\$124,122	\$125,491	\$127,402	(\$15,046)	-11%

**\*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.

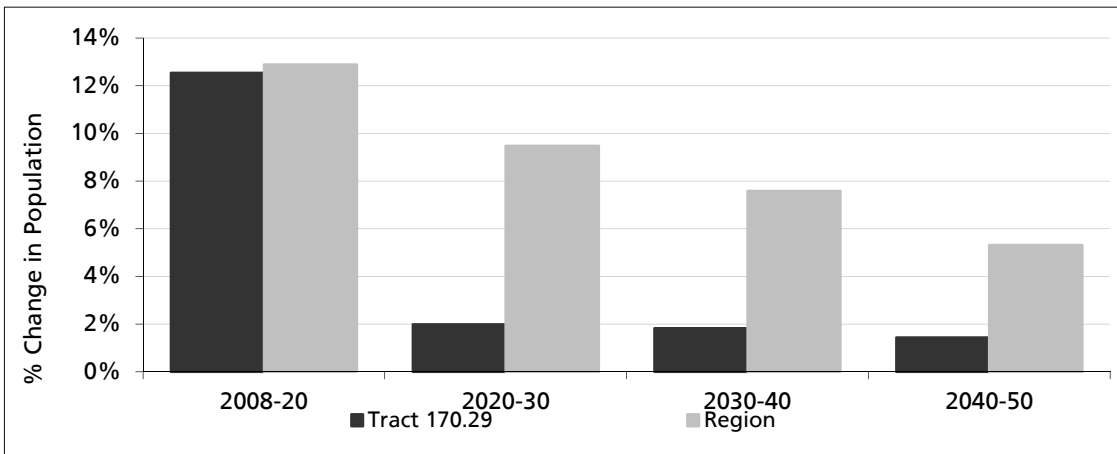
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,218</b>	<b>9,248</b>	<b>9,432</b>	<b>9,604</b>	<b>9,742</b>	<b>1,524</b>	<b>19%</b>
Under 5	231	233	222	232	227	-4	-2%
5 to 9	282	271	286	294	318	36	13%
10 to 14	530	540	533	571	605	75	14%
15 to 17	402	384	346	398	415	13	3%
18 to 19	304	272	205	235	220	-84	-28%
20 to 24	674	636	651	617	687	13	2%
25 to 29	373	477	481	461	505	132	35%
30 to 34	250	276	276	300	313	63	25%
35 to 39	190	176	217	229	224	34	18%
40 to 44	304	263	291	290	321	17	6%
45 to 49	513	430	362	451	502	-11	-2%
50 to 54	812	680	553	635	642	-170	-21%
55 to 59	917	993	745	639	812	-105	-11%
60 to 61	422	505	418	329	443	21	5%
62 to 64	415	652	564	530	563	148	36%
65 to 69	581	1,035	1,123	921	771	190	33%
70 to 74	308	572	750	650	559	251	81%
75 to 79	320	436	741	831	646	326	102%
80 to 84	236	239	452	594	494	258	109%
85 and over	154	178	216	397	475	321	208%
Median Age	50.3	54.9	57.0	55.7	54.2	3.9	8%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,218</b>	<b>9,248</b>	<b>9,432</b>	<b>9,604</b>	<b>9,742</b>	<b>1,524</b>	<b>19%</b>
Hispanic	425	558	640	722	793	368	87%
Non-Hispanic	7,793	8,690	8,792	8,882	8,949	1,156	15%
White	6,860	7,401	7,372	7,333	7,260	400	6%
Black	39	58	59	59	76	37	95%
American Indian	21	41	52	58	60	39	186%
Asian	689	908	972	1,055	1,128	439	64%
Hawaiian / Pacific Islander	18	34	52	52	69	51	283%
Other	18	33	43	48	47	29	161%
Two or More Races	148	215	242	277	309	161	109%

## GROWTH TRENDS IN TOTAL POPULATION



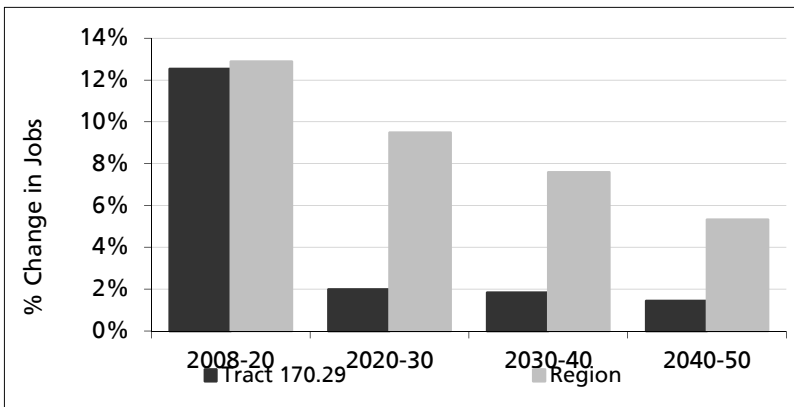
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,343</b>	<b>2,504</b>	<b>2,671</b>	<b>2,772</b>	<b>2,930</b>	<b>587</b>	<b>25%</b>
Civilian Jobs	2,343	2,504	2,671	2,772	2,930	587	25%
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>7,358</b>	<b>7,358</b>	<b>7,358</b>	<b>7,358</b>	<b>7,358</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,861</b>	<b>7,131</b>	<b>7,242</b>	<b>7,258</b>	<b>7,288</b>	<b>427</b>	<b>6%</b>
Low Density Single Family	600	567	661	664	665	65	11%
Single Family	1,982	2,346	2,371	2,375	2,390	407	21%
Multiple Family	24	24	24	24	24	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	17	18	20	21	23	6	35%
Commercial/Services	1,167	1,174	1,178	1,182	1,184	17	1%
Office	0	0	0	0	0	0	0%
Schools	28	43	55	58	69	41	145%
Roads and Freeways	526	526	526	526	526	0	0%
Agricultural and Extractive <sup>2</sup>	343	260	234	234	234	-109	-32%
Parks and Military Use	2,173	2,173	2,173	2,173	2,173	0	0%
<b>Vacant Developable Acres</b>	<b>464</b>	<b>194</b>	<b>83</b>	<b>67</b>	<b>37</b>	<b>-427</b>	<b>-92%</b>
Low Density Single Family	112	102	32	29	28	-84	-75%
Single Family	289	50	25	21	6	-283	-98%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	1	0	-2	-100%
Commercial/Services	17	11	7	2	0	-17	-100%
Office	0	0	0	0	0	0	0%
Schools	41	26	14	10	0	-41	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	3	3	3	3	3	0	0%
<b>Constrained Acres</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>1.9</b>	<b>2.0</b>	<b>2.1</b>	<b>2.2</b>	<b>2.3</b>	<b>0.4</b>	<b>19%</b>
<b>Residential Density<sup>4</sup></b>	<b>1.3</b>	<b>1.3</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	<b>-0.1</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).