

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 185.07**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,527</b>	<b>8,999</b>	<b>9,156</b>	<b>9,371</b>	<b>9,536</b>	<b>1,009</b>	<b>12%</b>
Household Population	8,465	8,919	9,041	9,203	9,341	876	10%
Group Quarters Population	62	80	115	168	195	133	215%
Civilian	62	80	115	168	195	133	215%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>3,126</b>	<b>3,206</b>	<b>3,209</b>	<b>3,209</b>	<b>3,216</b>	<b>90</b>	<b>3%</b>
Single Family	2,492	2,572	2,572	2,572	2,572	80	3%
Multiple Family	144	144	144	144	144	0	0%
Mobile Homes	490	490	493	493	500	10	2%
<b>Occupied Housing Units</b>	<b>2,944</b>	<b>3,102</b>	<b>3,114</b>	<b>3,119</b>	<b>3,133</b>	<b>189</b>	<b>6%</b>
Single Family	2,346	2,499	2,505	2,510	2,515	169	7%
Multiple Family	133	137	138	138	138	5	4%
Mobile Homes	465	466	471	471	480	15	3%
<b>Vacancy Rate</b>	<b>5.8%</b>	<b>3.2%</b>	<b>3.0%</b>	<b>2.8%</b>	<b>2.6%</b>	<b>-3.2</b>	<b>-55%</b>
Single Family	5.9%	2.8%	2.6%	2.4%	2.2%	-3.7	-63%
Multiple Family	7.6%	4.9%	4.2%	4.2%	4.2%	-3.4	-45%
Mobile Homes	5.1%	4.9%	4.5%	4.5%	0.0%	-5.1	-100%
<b>Persons per Household</b>	<b>2.88</b>	<b>2.88</b>	<b>2.90</b>	<b>2.95</b>	<b>2.98</b>	<b>0.10</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	260	223	190	158	135	-125	-48%
\$15,000-\$29,999	570	495	418	353	313	-257	-45%
\$30,000-\$44,999	555	541	497	443	403	-152	-27%
\$45,000-\$59,999	543	549	533	496	467	-76	-14%
\$60,000-\$74,999	366	363	363	359	353	-13	-4%
\$75,000-\$99,999	358	396	411	412	412	54	15%
\$100,000-\$124,999	140	213	223	248	264	124	89%
\$125,000-\$149,999	86	190	225	253	258	172	200%
\$150,000-\$199,999	53	111	221	319	387	334	630%
\$200,000 or more	13	21	33	78	141	128	985%
Total Households	2,944	3,102	3,114	3,119	3,133	189	6%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$47,403	\$52,978	\$57,720	\$64,575	\$70,559	\$23,156	49%

**\*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.

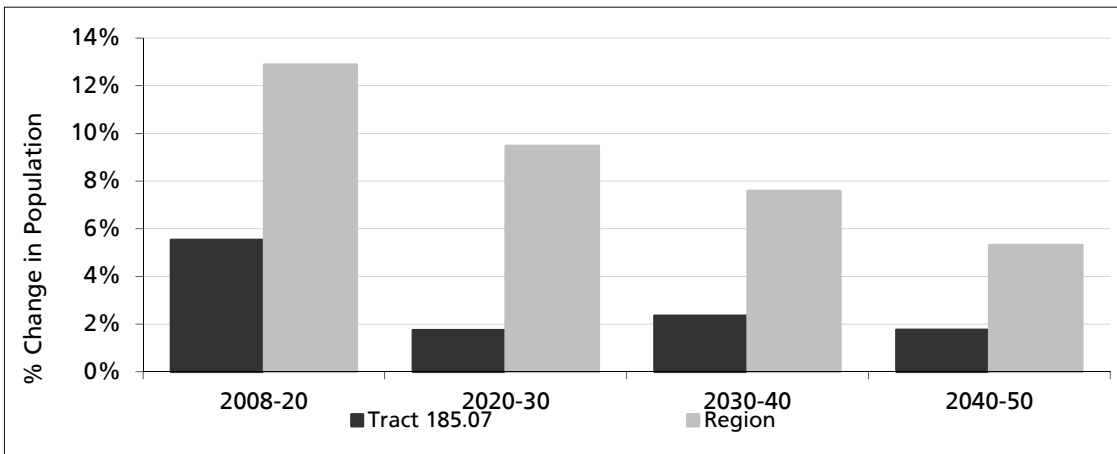
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,527</b>	<b>8,999</b>	<b>9,156</b>	<b>9,371</b>	<b>9,536</b>	<b>1,009</b>	<b>12%</b>
Under 5	759	728	700	701	677	-82	-11%
5 to 9	643	691	663	673	668	25	4%
10 to 14	679	770	738	751	766	87	13%
15 to 17	471	465	447	440	458	-13	-3%
18 to 19	311	275	293	274	279	-32	-10%
20 to 24	706	679	781	752	762	56	8%
25 to 29	620	701	667	703	695	75	12%
30 to 34	608	599	526	641	637	29	5%
35 to 39	629	548	596	600	642	13	2%
40 to 44	582	561	571	500	632	50	9%
45 to 49	608	583	522	595	615	7	1%
50 to 54	477	509	506	533	501	24	5%
55 to 59	397	511	509	483	566	169	43%
60 to 61	113	139	125	126	147	34	30%
62 to 64	138	218	215	229	230	92	67%
65 to 69	220	364	407	370	328	108	49%
70 to 74	146	238	301	265	240	94	64%
75 to 79	124	149	235	251	207	83	67%
80 to 84	130	107	178	214	178	48	37%
85 and over	166	164	176	270	308	142	86%
Median Age	30.6	31.6	32.7	33.1	33.6	3.0	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>8,527</b>	<b>8,999</b>	<b>9,156</b>	<b>9,371</b>	<b>9,536</b>	<b>1,009</b>	<b>12%</b>
Hispanic	3,456	4,243	4,655	5,137	5,573	2,117	61%
Non-Hispanic	5,071	4,756	4,501	4,234	3,963	-1,108	-22%
White	3,412	3,049	2,791	2,551	2,313	-1,099	-32%
Black	641	605	537	449	359	-282	-44%
American Indian	49	52	48	44	40	-9	-18%
Asian	623	698	763	816	867	244	39%
Hawaiian / Pacific Islander	79	68	58	53	49	-30	-38%
Other	13	18	21	23	25	12	92%
Two or More Races	254	266	283	298	310	56	22%

## GROWTH TRENDS IN TOTAL POPULATION



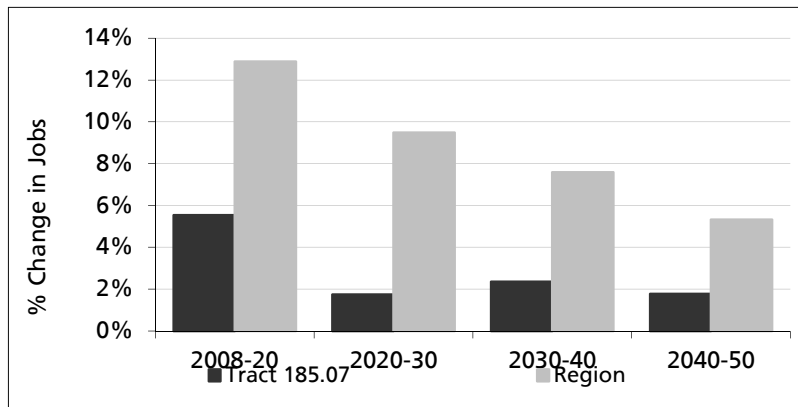
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,808</b>	<b>1,819</b>	<b>1,951</b>	<b>2,301</b>	<b>2,968</b>	<b>1,160</b>	<b>64%</b>
Civilian Jobs	1,808	1,819	1,951	2,301	2,968	1,160	64%
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>1,156</b>	<b>1,156</b>	<b>1,156</b>	<b>1,156</b>	<b>1,156</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,107</b>	<b>1,123</b>	<b>1,126</b>	<b>1,154</b>	<b>1,156</b>	<b>49</b>	<b>4%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	321	337	337	337	337	16	5%
Multiple Family	9	9	9	9	9	0	0%
Mobile Homes	44	44	44	44	44	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	58	58	58	58	73	16	27%
Commercial/Services	168	168	170	198	200	32	19%
Office	0	0	0	0	0	0	0%
Schools	26	26	26	26	26	0	0%
Roads and Freeways	209	209	209	209	209	0	0%
Agricultural and Extractive <sup>2</sup>	16	16	16	16	0	-16	-100%
Parks and Military Use	257	257	257	257	257	0	0%
<b>Vacant Developable Acres</b>	<b>49</b>	<b>32</b>	<b>30</b>	<b>2</b>	<b>0</b>	<b>-49</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	0	0	0	0	-16	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	32	32	30	2	0	-32	-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>7.2</b>	<b>7.2</b>	<b>7.7</b>	<b>8.2</b>	<b>9.9</b>	<b>2.7</b>	<b>38%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.3</b>	<b>8.2</b>	<b>8.2</b>	<b>8.2</b>	<b>8.2</b>	<b>-0.1</b>	<b>-1%</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).