

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 164.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,959</b>	<b>5,007</b>	<b>5,214</b>	<b>5,521</b>	<b>5,631</b>	<b>672</b>	<b>14%</b>
Household Population	4,557	4,588	4,758	5,018	5,096	539	12%
Group Quarters Population	402	419	456	503	535	133	33%
Civilian	402	419	456	503	535	133	33%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,678</b>	<b>1,682</b>	<b>1,717</b>	<b>1,781</b>	<b>1,791</b>	<b>113</b>	<b>7%</b>
Single Family	1,272	1,276	1,311	1,375	1,396	124	10%
Multiple Family	224	224	224	224	224	0	0%
Mobile Homes	182	182	182	182	171	-11	-6%
<b>Occupied Housing Units</b>	<b>1,594</b>	<b>1,585</b>	<b>1,628</b>	<b>1,694</b>	<b>1,712</b>	<b>118</b>	<b>7%</b>
Single Family	1,220	1,229	1,270	1,336	1,358	138	11%
Multiple Family	216	195	196	195	196	-20	-9%
Mobile Homes	158	161	162	163	158	0	0%
<b>Vacancy Rate</b>	<b>5.0%</b>	<b>5.8%</b>	<b>5.2%</b>	<b>4.9%</b>	<b>4.4%</b>	<b>-0.6</b>	<b>-12%</b>
Single Family	4.1%	3.7%	3.1%	2.8%	2.7%	-1.4	-34%
Multiple Family	3.6%	12.9%	12.5%	12.9%	12.5%	8.9	247%
Mobile Homes	13.2%	11.5%	11.0%	10.4%	0.0%	-13.2	-100%
<b>Persons per Household</b>	<b>2.86</b>	<b>2.89</b>	<b>2.92</b>	<b>2.96</b>	<b>2.98</b>	<b>0.12</b>	<b>4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

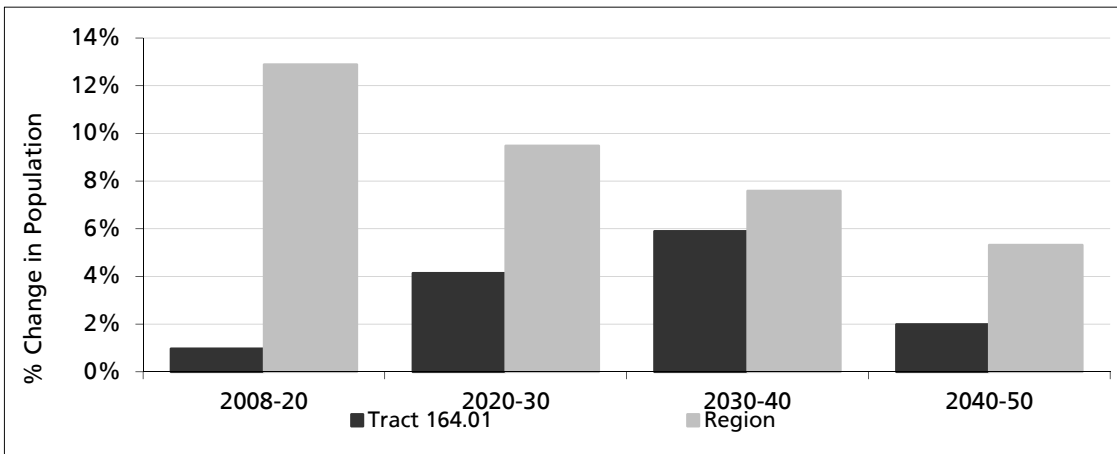
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,959</b>	<b>5,007</b>	<b>5,214</b>	<b>5,521</b>	<b>5,631</b>	<b>672</b>	<b>14%</b>
Under 5	263	237	235	238	236	-27	-10%
5 to 9	331	304	301	304	296	-35	-11%
10 to 14	294	294	281	301	302	8	3%
15 to 17	205	186	171	179	183	-22	-11%
18 to 19	140	114	104	104	104	-36	-26%
20 to 24	361	322	334	323	330	-31	-9%
25 to 29	248	289	281	269	281	33	13%
30 to 34	249	248	223	250	252	3	1%
35 to 39	267	202	240	249	245	-22	-8%
40 to 44	354	281	306	306	335	-19	-5%
45 to 49	440	347	293	369	387	-53	-12%
50 to 54	374	320	286	327	327	-47	-13%
55 to 59	283	312	267	242	296	13	5%
60 to 61	107	133	124	119	153	46	43%
62 to 64	162	244	225	225	232	70	43%
65 to 69	215	352	394	348	305	90	42%
70 to 74	201	337	443	424	399	198	99%
75 to 79	181	206	326	376	327	146	81%
80 to 84	138	122	204	283	282	144	104%
85 and over	146	157	176	285	359	213	146%
Median Age	41.7	45.4	47.2	48.2	48.2	6.5	16%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,959</b>	<b>5,007</b>	<b>5,214</b>	<b>5,521</b>	<b>5,631</b>	<b>672</b>	<b>14%</b>
Hispanic	683	919	1,146	1,437	1,741	1,058	155%
Non-Hispanic	4,276	4,088	4,068	4,084	3,890	-386	-9%
White	3,848	3,563	3,446	3,333	3,013	-835	-22%
Black	80	108	132	161	198	118	148%
American Indian	44	42	38	35	33	-11	-25%
Asian	123	172	223	291	354	231	188%
Hawaiian / Pacific Islander	31	41	47	54	61	30	97%
Other	3	3	3	3	3	0	0%
Two or More Races	147	159	179	207	228	81	55%

## GROWTH TRENDS IN TOTAL POPULATION



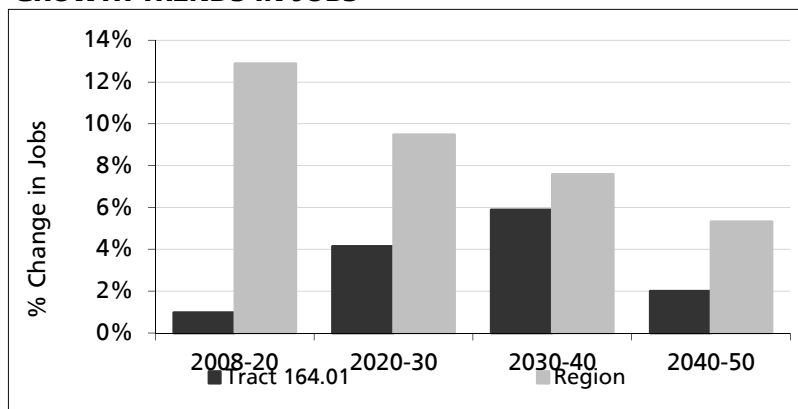
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,693</b>	<b>1,693</b>	<b>1,693</b>	<b>1,693</b>	<b>1,949</b>	<b>256</b>	<b>15%</b>
Civilian Jobs	1,693	1,693	1,693	1,693	1,949	256	15%
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>580</b>	<b>580</b>	<b>580</b>	<b>580</b>	<b>580</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>564</b>	<b>565</b>	<b>570</b>	<b>575</b>	<b>575</b>	<b>11</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	328	328	334	338	336	8	3%
Multiple Family	12	12	12	12	12	0	0%
Mobile Homes	20	20	20	20	19	-1	-4%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	62	62	62	62	64	1	2%
Office	1	1	1	1	3	2	209%
Schools	23	23	23	23	23	0	0%
Roads and Freeways	97	97	97	97	97	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	17	17	17	17	17	0	0%
<b>Vacant Developable Acres</b>	<b>12</b>	<b>12</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>-11</b>	<b>-89%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	11	11	6	1	1	-10	-92%
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	1	1	1	1	0	0	-32%
Office	0	0	0	0	0	0	-89%
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>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>19.3</b>	<b>19.3</b>	<b>19.3</b>	<b>19.3</b>	<b>21.5</b>	<b>2.1</b>	<b>11%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.6</b>	<b>4.6</b>	<b>4.7</b>	<b>4.8</b>	<b>4.8</b>	<b>0.2</b>	<b>5%</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).