

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.35**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>9,610</b>	<b>10,839</b>	<b>10,982</b>	<b>11,312</b>	<b>11,525</b>	<b>1,915</b>	<b>20%</b>
Household Population	9,610	10,839	10,982	11,312	11,525	1,915	20%
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>2,831</b>	<b>3,164</b>	<b>3,176</b>	<b>3,219</b>	<b>3,237</b>	<b>406</b>	<b>14%</b>
Single Family	2,161	2,494	2,506	2,549	2,567	406	19%
Multiple Family	670	670	670	670	670	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,748</b>	<b>3,098</b>	<b>3,114</b>	<b>3,157</b>	<b>3,177</b>	<b>429</b>	<b>16%</b>
Single Family	2,096	2,442	2,457	2,499	2,519	423	20%
Multiple Family	652	656	657	658	658	6	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.9%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>-1.0</b>	<b>-34%</b>
Single Family	3.0%	2.1%	2.0%	2.0%	1.9%	-1.1	-37%
Multiple Family	2.7%	2.1%	1.9%	1.8%	1.8%	-0.9	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.50</b>	<b>3.50</b>	<b>3.53</b>	<b>3.58</b>	<b>3.63</b>	<b>0.13</b>	<b>4%</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	24	20	14	12	11	-13	-54%
\$15,000-\$29,999	85	68	56	47	39	-46	-54%
\$30,000-\$44,999	140	135	106	88	76	-64	-46%
\$45,000-\$59,999	292	284	242	215	195	-97	-33%
\$60,000-\$74,999	346	343	309	286	267	-79	-23%
\$75,000-\$99,999	567	620	591	561	540	-27	-5%
\$100,000-\$124,999	574	622	623	614	606	32	6%
\$125,000-\$149,999	342	408	418	423	423	81	24%
\$150,000-\$199,999	223	401	456	499	521	298	134%
\$200,000 or more	155	197	299	412	499	344	222%
Total Households	2,748	3,098	3,114	3,157	3,177	429	16%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$96,473	\$103,175	\$109,591	\$115,045	\$118,998	\$22,525	23%

**\*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.

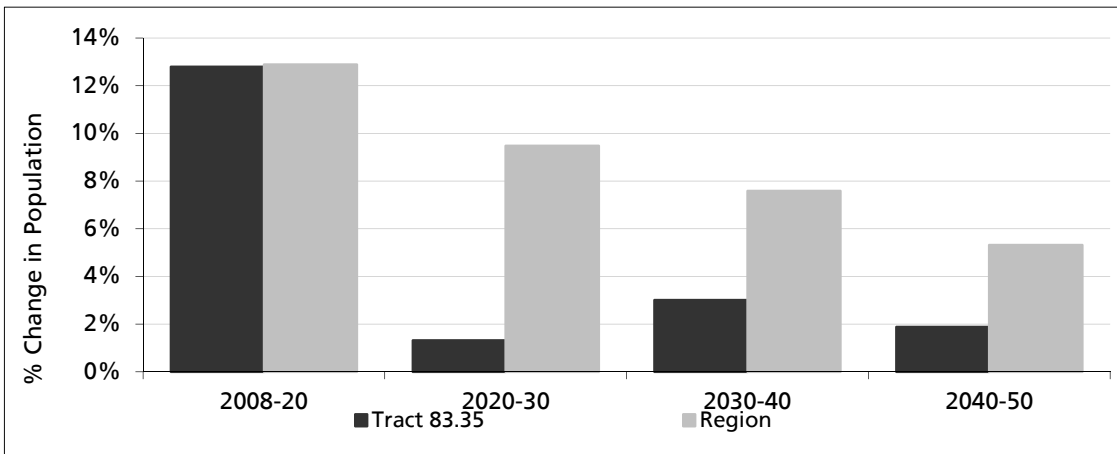
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>9,610</b>	<b>10,839</b>	<b>10,982</b>	<b>11,312</b>	<b>11,525</b>	<b>1,915</b>	<b>20%</b>
Under 5	488	496	518	520	514	26	5%
5 to 9	559	609	627	641	620	61	11%
10 to 14	814	946	903	928	899	85	10%
15 to 17	572	618	611	624	624	52	9%
18 to 19	402	363	373	356	376	-26	-6%
20 to 24	945	978	1,121	1,082	1,056	111	12%
25 to 29	609	723	747	775	774	165	27%
30 to 34	355	430	370	463	450	95	27%
35 to 39	358	367	386	401	417	59	16%
40 to 44	695	616	681	645	704	9	1%
45 to 49	1,052	935	827	953	981	-71	-7%
50 to 54	931	906	836	933	893	-38	-4%
55 to 59	819	1,083	988	931	1,048	229	28%
60 to 61	219	329	296	306	334	115	53%
62 to 64	250	465	447	424	449	199	80%
65 to 69	229	461	523	486	480	251	110%
70 to 74	138	260	350	343	329	191	138%
75 to 79	57	82	137	149	149	92	161%
80 to 84	46	54	93	126	119	73	159%
85 and over	72	118	148	226	309	237	329%
Median Age	35.9	38.5	37.9	38.3	40.2	4.3	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>9,610</b>	<b>10,839</b>	<b>10,982</b>	<b>11,312</b>	<b>11,525</b>	<b>1,915</b>	<b>20%</b>
Hispanic	611	815	889	1,001	1,110	499	82%
Non-Hispanic	8,999	10,024	10,093	10,311	10,415	1,416	16%
White	4,988	4,937	4,808	4,455	4,041	-947	-19%
Black	100	122	126	138	134	34	34%
American Indian	28	92	124	134	131	103	368%
Asian	3,515	4,353	4,419	4,839	5,256	1,741	50%
Hawaiian / Pacific Islander	27	70	89	119	126	99	367%
Other	25	53	55	63	73	48	192%
Two or More Races	316	397	472	563	654	338	107%

## GROWTH TRENDS IN TOTAL POPULATION



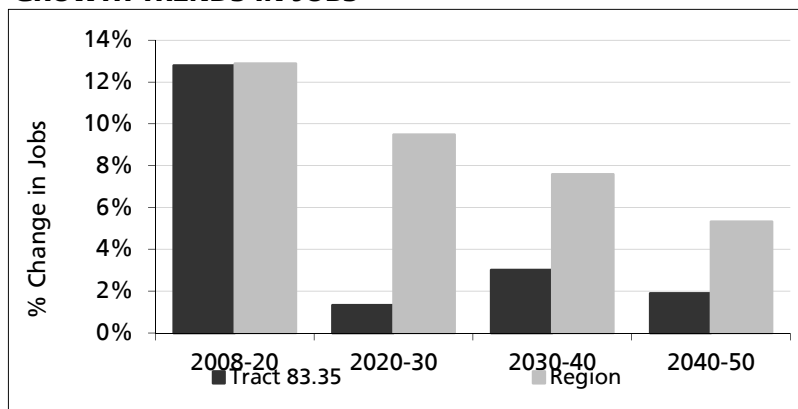
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,489</b>	<b>1,567</b>	<b>1,588</b>	<b>1,596</b>	<b>1,596</b>	<b>107</b>	<b>7%</b>
Civilian Jobs	1,489	1,567	1,588	1,596	1,596	107	7%
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>1,138</b>	<b>1,138</b>	<b>1,138</b>	<b>1,138</b>	<b>1,138</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,065</b>	<b>1,119</b>	<b>1,126</b>	<b>1,134</b>	<b>1,134</b>	<b>69</b>	<b>7%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	347	459	461	461	461	114	33%
Multiple Family	37	37	37	37	37	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	0	0	0	0	0	0	0%
Commercial/Services	18	18	18	18	18	0	0%
Office	0	0	0	0	0	0	0%
Schools	117	125	127	127	127	11	9%
Roads and Freeways	210	210	210	210	210	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	336	270	272	280	280	-56	-17%
<b>Vacant Developable Acres</b>	<b>73</b>	<b>18</b>	<b>12</b>	<b>3</b>	<b>3</b>	<b>-69</b>	<b>-95%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	48	2	0	0	0	-48	-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	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	11	2	0	0	0	-11	-100%
Parks and Other	11	11	9	0	0	-11	-100%
Future Roads and Freeways	3	3	3	3	3	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>11.1</b>	<b>10.9</b>	<b>10.9</b>	<b>11.0</b>	<b>11.0</b>	<b>-0.1</b>	<b>-1%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.4</b>	<b>6.4</b>	<b>6.4</b>	<b>6.5</b>	<b>6.5</b>	<b>-0.9</b>	<b>-12%</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).