

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 155.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,026</b>	<b>5,427</b>	<b>6,053</b>	<b>7,022</b>	<b>7,157</b>	<b>2,131</b>	<b>42%</b>
Household Population	4,947	5,324	5,900	6,806	6,898	1,951	39%
Group Quarters Population	79	103	153	216	259	180	228%
Civilian	79	103	153	216	259	180	228%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,785</b>	<b>1,907</b>	<b>2,100</b>	<b>2,337</b>	<b>2,344</b>	<b>559</b>	<b>31%</b>
Single Family	1,410	1,534	1,725	1,788	1,791	381	27%
Multiple Family	0	0	0	174	174	174	0%
Mobile Homes	375	373	375	375	379	4	1%
<b>Occupied Housing Units</b>	<b>1,669</b>	<b>1,788</b>	<b>1,972</b>	<b>2,239</b>	<b>2,248</b>	<b>579</b>	<b>35%</b>
Single Family	1,346	1,460	1,641	1,743	1,747	401	30%
Multiple Family	0	0	0	162	162	162	0%
Mobile Homes	323	328	331	334	339	16	5%
<b>Vacancy Rate</b>	<b>6.5%</b>	<b>6.2%</b>	<b>6.1%</b>	<b>4.2%</b>	<b>4.1%</b>	<b>-2.4</b>	<b>-37%</b>
Single Family	4.5%	4.8%	4.9%	2.5%	2.5%	-2.0	-44%
Multiple Family	0.0%	0.0%	0.0%	6.9%	6.9%	6.9	0%
Mobile Homes	13.9%	12.1%	11.7%	10.9%	0.0%	-13.9	-100%
<b>Persons per Household</b>	<b>2.96</b>	<b>2.98</b>	<b>2.99</b>	<b>3.04</b>	<b>3.07</b>	<b>0.11</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	127	104	88	78	72	-55	-43%
\$15,000-\$29,999	201	173	152	140	135	-66	-33%
\$30,000-\$44,999	227	215	200	192	183	-44	-19%
\$45,000-\$59,999	308	290	274	274	264	-44	-14%
\$60,000-\$74,999	237	230	228	225	221	-16	-7%
\$75,000-\$99,999	306	302	321	345	343	37	12%
\$100,000-\$124,999	136	180	216	263	265	129	95%
\$125,000-\$149,999	61	140	185	240	240	179	293%
\$150,000-\$199,999	29	101	196	289	302	273	941%
\$200,000 or more	37	53	112	193	223	186	503%
Total Households	1,669	1,788	1,972	2,239	2,248	579	35%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$58,612	\$67,304	\$78,427	\$90,254	\$93,149	\$34,537	59%

**\*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.

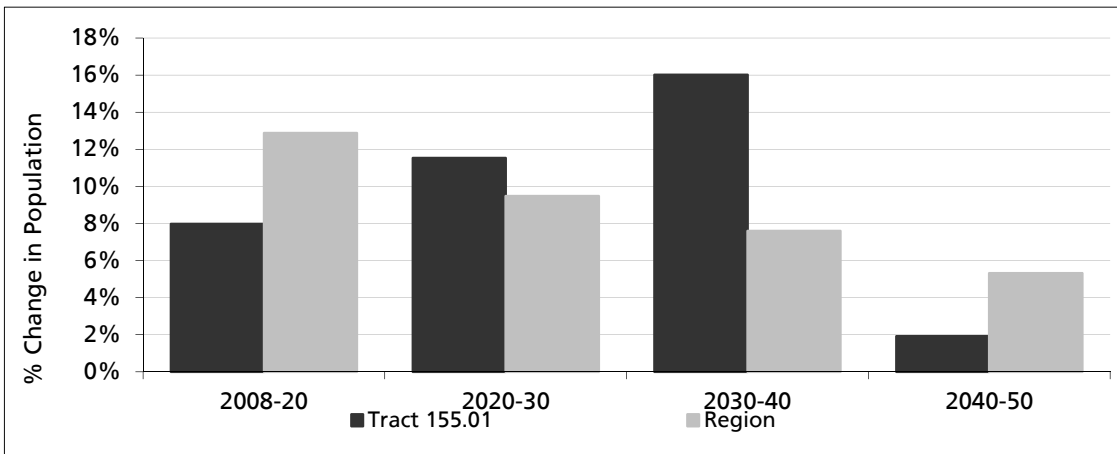
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,026</b>	<b>5,427</b>	<b>6,053</b>	<b>7,022</b>	<b>7,157</b>	<b>2,131</b>	<b>42%</b>
Under 5	347	340	390	440	428	81	23%
5 to 9	305	332	386	450	447	142	47%
10 to 14	345	362	388	453	445	100	29%
15 to 17	252	253	261	311	314	62	25%
18 to 19	188	170	173	200	202	14	7%
20 to 24	430	438	537	609	635	205	48%
25 to 29	331	414	464	509	529	198	60%
30 to 34	160	173	183	239	234	74	46%
35 to 39	246	210	282	325	317	71	29%
40 to 44	353	316	368	396	441	88	25%
45 to 49	480	415	385	543	555	75	16%
50 to 54	465	411	384	507	501	36	8%
55 to 59	417	506	472	466	589	172	41%
60 to 61	120	146	129	111	149	29	24%
62 to 64	129	212	202	219	229	100	78%
65 to 69	151	279	348	348	297	146	97%
70 to 74	112	210	296	287	236	124	111%
75 to 79	91	118	206	259	203	112	123%
80 to 84	55	54	109	165	142	87	158%
85 and over	49	68	90	185	264	215	439%
Median Age	38.2	40.3	39.3	39.6	40.3	2.1	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,026</b>	<b>5,427</b>	<b>6,053</b>	<b>7,022</b>	<b>7,157</b>	<b>2,131</b>	<b>42%</b>
Hispanic	1,021	1,258	1,503	1,842	1,959	938	92%
Non-Hispanic	4,005	4,169	4,550	5,180	5,198	1,193	30%
White	3,727	3,853	4,173	4,715	4,697	970	26%
Black	48	53	58	64	64	16	33%
American Indian	45	31	22	18	12	-33	-73%
Asian	21	58	99	150	187	166	790%
Hawaiian / Pacific Islander	0	0	0	0	0	0	0%
Other	6	6	7	7	7	1	17%
Two or More Races	158	168	191	226	231	73	46%

## GROWTH TRENDS IN TOTAL POPULATION



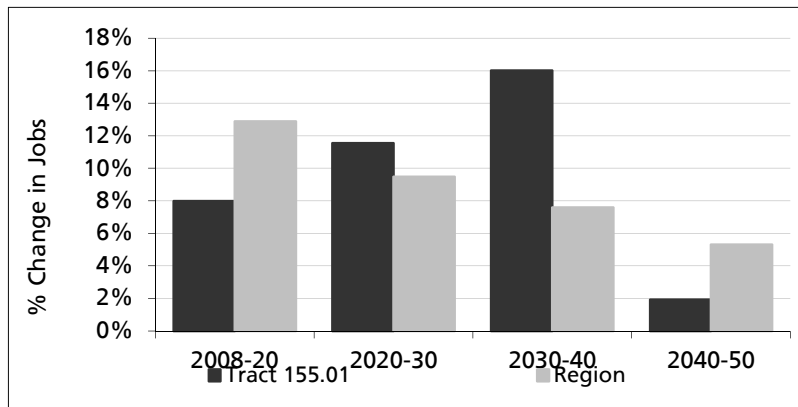
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,177</b>	<b>1,214</b>	<b>1,263</b>	<b>1,339</b>	<b>1,466</b>	<b>289</b>	<b>25%</b>
Civilian Jobs	1,177	1,214	1,263	1,339	1,466	289	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>7,786</b>	<b>7,786</b>	<b>7,786</b>	<b>7,786</b>	<b>7,786</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>5,581</b>	<b>6,773</b>	<b>7,514</b>	<b>7,532</b>	<b>7,539</b>	<b>1,958</b>	<b>35%</b>
Low Density Single Family	1,714	3,098	3,831	3,820	3,820	2,105	123%
Single Family	433	482	486	495	495	62	14%
Multiple Family	0	0	0	17	17	17	--
Mobile Homes	70	70	70	70	70	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	31	36	36	36	36	5	17%
Commercial/Services	86	87	90	93	100	14	17%
Office	4	4	4	4	4	0	0%
Schools	17	17	17	17	17	0	0%
Roads and Freeways	201	201	201	201	201	0	0%
Agricultural and Extractive <sup>2</sup>	270	25	25	25	25	-246	-91%
Parks and Military Use	2,755	2,755	2,755	2,755	2,755	0	0%
<b>Vacant Developable Acres</b>	<b>2,154</b>	<b>961</b>	<b>220</b>	<b>202</b>	<b>195</b>	<b>-1,958</b>	<b>-91%</b>
Low Density Single Family	2,106	920	185	185	185	-1,922	-91%
Single Family	25	25	20	11	11	-15	-58%
Multiple Family	9	9	9	0	0	-9	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	0	0	0	0	-5	-100%
Commercial/Services	8	7	7	7	0	-8	-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>52</b>	<b>52</b>	<b>52</b>	<b>52</b>	<b>52</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>8.6</b>	<b>8.5</b>	<b>8.6</b>	<b>8.9</b>	<b>9.4</b>	<b>0.8</b>	<b>9%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.8</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>-0.3</b>	<b>-34%</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).