

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 150.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,480</b>	<b>7,191</b>	<b>7,299</b>	<b>7,480</b>	<b>8,742</b>	<b>3,262</b>	<b>60%</b>
Household Population	5,393	6,821	6,887	7,010	8,220	2,827	52%
Group Quarters Population	87	370	412	470	522	435	500%
Civilian	87	370	412	470	522	435	500%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,256</b>	<b>2,841</b>	<b>2,846</b>	<b>2,846</b>	<b>3,363</b>	<b>1,107</b>	<b>49%</b>
Single Family	1,236	1,236	1,241	1,241	1,241	5	0%
Multiple Family	1,020	1,605	1,605	1,605	2,122	1,102	108%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,207</b>	<b>2,779</b>	<b>2,788</b>	<b>2,791</b>	<b>3,298</b>	<b>1,091</b>	<b>49%</b>
Single Family	1,221	1,211	1,219	1,219	1,220	-1	0%
Multiple Family	986	1,568	1,569	1,572	2,078	1,092	111%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.2%</b>	<b>2.2%</b>	<b>2.0%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>-0.3</b>	<b>-14%</b>
Single Family	1.2%	2.0%	1.8%	1.8%	1.7%	0.5	42%
Multiple Family	3.3%	2.3%	2.2%	2.1%	2.1%	-1.2	-36%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.44</b>	<b>2.45</b>	<b>2.47</b>	<b>2.51</b>	<b>2.49</b>	<b>0.05</b>	<b>2%</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	186	160	129	113	103	-83	-45%
\$15,000-\$29,999	428	384	326	294	271	-157	-37%
\$30,000-\$44,999	415	412	376	362	357	-58	-14%
\$45,000-\$59,999	426	560	561	567	604	178	42%
\$60,000-\$74,999	341	426	458	487	552	211	62%
\$75,000-\$99,999	246	552	618	632	791	545	222%
\$100,000-\$124,999	87	169	179	183	316	229	263%
\$125,000-\$149,999	37	75	75	75	133	96	259%
\$150,000-\$199,999	28	35	60	72	138	110	393%
\$200,000 or more	13	6	6	6	33	20	154%
Total Households	2,207	2,779	2,788	2,791	3,298	1,091	49%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$47,623	\$56,612	\$60,066	\$61,833	\$68,533	\$20,910	44%

**\*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.

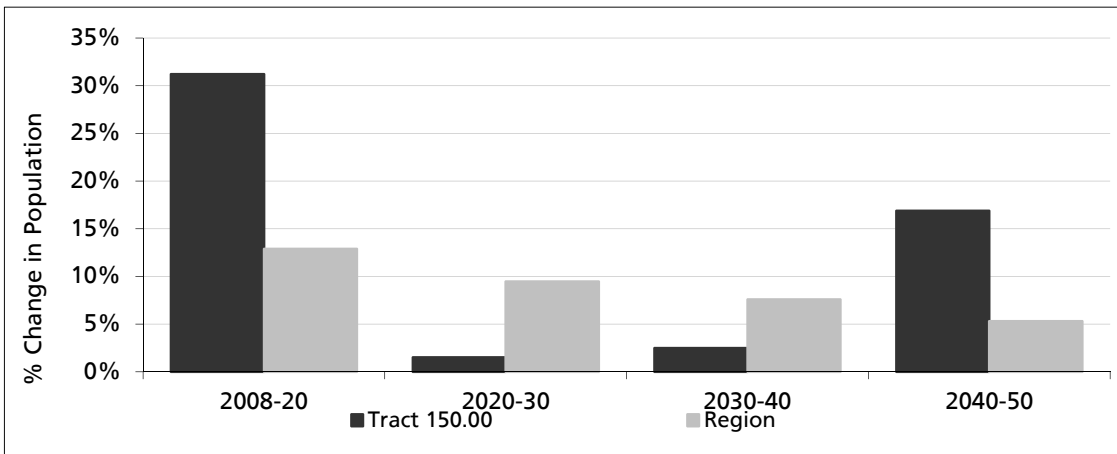
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,480</b>	<b>7,191</b>	<b>7,299</b>	<b>7,480</b>	<b>8,742</b>	<b>3,262</b>	<b>60%</b>
Under 5	324	374	359	334	370	46	14%
5 to 9	272	330	319	306	341	69	25%
10 to 14	341	433	397	396	443	102	30%
15 to 17	195	231	206	206	233	38	19%
18 to 19	151	161	148	138	153	2	1%
20 to 24	294	343	348	320	372	78	27%
25 to 29	409	601	573	520	604	195	48%
30 to 34	456	589	526	539	598	142	31%
35 to 39	448	446	507	483	526	78	17%
40 to 44	364	361	371	340	406	42	12%
45 to 49	424	428	350	403	461	37	9%
50 to 54	377	440	390	409	453	76	20%
55 to 59	339	501	400	339	475	136	40%
60 to 61	113	191	172	153	211	98	87%
62 to 64	139	298	287	272	311	172	124%
65 to 69	198	438	491	429	435	237	120%
70 to 74	139	299	375	348	369	230	165%
75 to 79	174	280	459	562	607	433	249%
80 to 84	151	192	317	457	535	384	254%
85 and over	172	255	304	526	839	667	388%
Median Age	38.3	41.2	43.6	47.0	48.5	10.2	27%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,480</b>	<b>7,191</b>	<b>7,299</b>	<b>7,480</b>	<b>8,742</b>	<b>3,262</b>	<b>60%</b>
Hispanic	888	1,394	1,583	1,775	2,252	1,364	154%
Non-Hispanic	4,592	5,797	5,716	5,705	6,490	1,898	41%
White	3,728	4,493	4,250	4,084	4,435	707	19%
Black	276	448	524	593	769	493	179%
American Indian	21	26	24	22	22	1	5%
Asian	277	430	488	544	703	426	154%
Hawaiian / Pacific Islander	28	45	48	52	62	34	121%
Other	27	39	43	46	57	30	111%
Two or More Races	235	316	339	364	442	207	88%

## GROWTH TRENDS IN TOTAL POPULATION



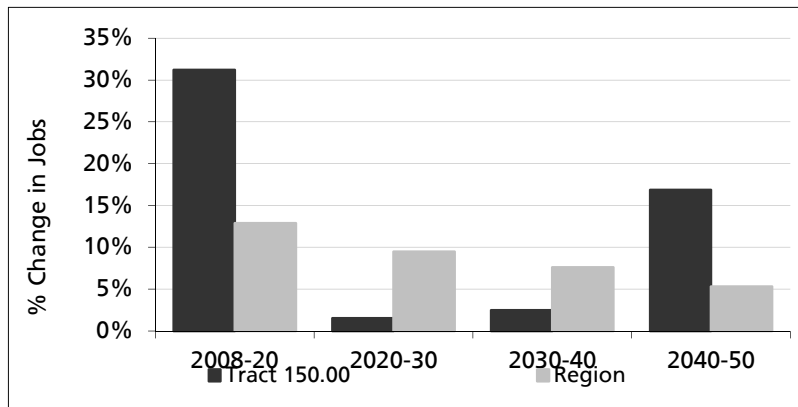
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>9,053</b>	<b>9,073</b>	<b>9,261</b>	<b>9,473</b>	<b>9,491</b>	<b>438</b>	<b>5%</b>
Civilian Jobs	9,053	9,073	9,261	9,473	9,491	438	5%
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>766</b>	<b>766</b>	<b>766</b>	<b>766</b>	<b>766</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>746</b>	<b>757</b>	<b>763</b>	<b>765</b>	<b>766</b>	<b>20</b>	<b>3%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	254	254	256	256	256	1	1%
Multiple Family	46	53	53	53	54	8	17%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	5	5	5	5	3	170%
Mixed Use	0	0	0	0	61	61	--
Industrial	6	6	6	6	6	0	0%
Commercial/Services	165	166	170	172	111	-54	-33%
Office	9	9	9	9	9	0	0%
Schools	25	25	25	25	25	0	0%
Roads and Freeways	224	224	224	224	224	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	15	0	0%
<b>Vacant Developable Acres</b>	<b>20</b>	<b>9</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>-20</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	2	0	0	0	-5	-94%
Multiple Family	8	1	1	1	0	-8	-95%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	7	6	2	0	0	-7	-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>44.2</b>	<b>44.1</b>	<b>44.0</b>	<b>44.7</b>	<b>52.3</b>	<b>8.2</b>	<b>19%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.5</b>	<b>9.1</b>	<b>9.1</b>	<b>9.1</b>	<b>9.7</b>	<b>2.3</b>	<b>30%</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).