

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 134.18**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,210</b>	<b>6,295</b>	<b>6,235</b>	<b>6,200</b>	<b>6,191</b>	<b>-19</b>	<b>0%</b>
Household Population	6,210	6,295	6,235	6,200	6,191	-19	0%
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>2,132</b>	<b>2,127</b>	<b>2,127</b>	<b>2,126</b>	<b>2,125</b>	<b>-7</b>	<b>0%</b>
Single Family	1,281	1,281	1,281	1,281	1,281	0	0%
Multiple Family	654	654	654	654	654	0	0%
Mobile Homes	197	192	192	191	190	-7	-4%
<b>Occupied Housing Units</b>	<b>2,033</b>	<b>2,068</b>	<b>2,074</b>	<b>2,073</b>	<b>2,073</b>	<b>40</b>	<b>2%</b>
Single Family	1,208	1,234	1,239	1,239	1,240	32	3%
Multiple Family	633	646	647	647	647	14	2%
Mobile Homes	192	188	188	187	186	-6	-3%
<b>Vacancy Rate</b>	<b>4.6%</b>	<b>2.8%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>-2.2</b>	<b>-48%</b>
Single Family	5.7%	3.7%	3.3%	3.3%	3.2%	-2.5	-44%
Multiple Family	3.2%	1.2%	1.1%	1.1%	1.1%	-2.1	-66%
Mobile Homes	2.5%	2.1%	2.1%	2.1%	0.0%	-2.5	-100%
<b>Persons per Household</b>	<b>3.05</b>	<b>3.04</b>	<b>3.01</b>	<b>2.99</b>	<b>2.99</b>	<b>-0.06</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	89	79	58	47	39	-50	-56%
\$15,000-\$29,999	242	239	189	159	127	-115	-48%
\$30,000-\$44,999	387	386	331	302	259	-128	-33%
\$45,000-\$59,999	294	305	280	266	233	-61	-21%
\$60,000-\$74,999	380	360	360	361	326	-54	-14%
\$75,000-\$99,999	375	397	424	436	423	48	13%
\$100,000-\$124,999	169	189	236	269	289	120	71%
\$125,000-\$149,999	52	56	85	103	155	103	198%
\$150,000-\$199,999	35	44	64	66	113	78	223%
\$200,000 or more	10	13	47	64	109	99	990%
Total Households	2,033	2,068	2,074	2,073	2,073	40	2%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$60,178	\$61,042	\$67,458	\$70,907	\$78,103	\$17,925	30%

**\*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.

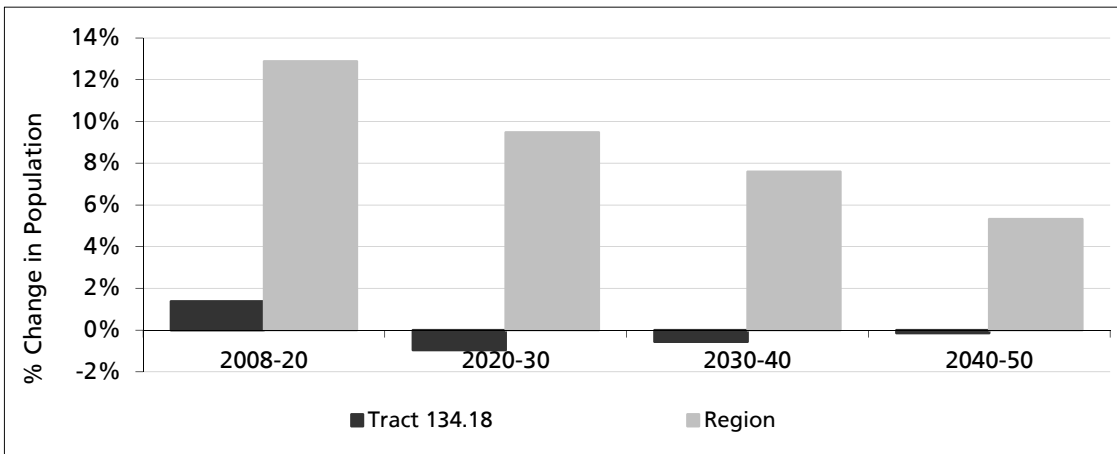
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,210</b>	<b>6,295</b>	<b>6,235</b>	<b>6,200</b>	<b>6,191</b>	<b>-19</b>	<b>0%</b>
Under 5	534	470	432	418	388	-146	-27%
5 to 9	419	454	417	412	391	-28	-7%
10 to 14	378	426	385	376	369	-9	-2%
15 to 17	311	284	281	260	257	-54	-17%
18 to 19	226	159	166	151	154	-72	-32%
20 to 24	492	388	435	394	377	-115	-23%
25 to 29	397	351	323	321	301	-96	-24%
30 to 34	317	281	235	277	261	-56	-18%
35 to 39	321	286	307	308	321	0	0%
40 to 44	492	466	457	407	477	-15	-3%
45 to 49	537	531	470	511	503	-34	-6%
50 to 54	552	534	500	485	431	-121	-22%
55 to 59	357	439	404	355	397	40	11%
60 to 61	144	210	211	214	238	94	65%
62 to 64	136	220	205	197	197	61	45%
65 to 69	179	272	293	248	218	39	22%
70 to 74	127	190	236	207	192	65	51%
75 to 79	106	119	178	204	190	84	79%
80 to 84	107	113	178	240	243	136	127%
85 and over	78	102	122	215	286	208	267%
Median Age	35.5	40.5	41.5	42.2	42.9	7.4	21%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,210</b>	<b>6,295</b>	<b>6,235</b>	<b>6,200</b>	<b>6,191</b>	<b>-19</b>	<b>0%</b>
Hispanic	2,742	2,914	3,018	3,151	3,343	601	22%
Non-Hispanic	3,468	3,381	3,217	3,049	2,848	-620	-18%
White	1,989	1,810	1,584	1,353	1,084	-905	-46%
Black	171	209	242	272	306	135	79%
American Indian	17	34	40	40	39	22	129%
Asian	1,124	1,130	1,120	1,119	1,128	4	0%
Hawaiian / Pacific Islander	8	8	10	11	11	3	38%
Other	6	15	20	25	26	20	333%
Two or More Races	153	175	201	229	254	101	66%

## GROWTH TRENDS IN TOTAL POPULATION



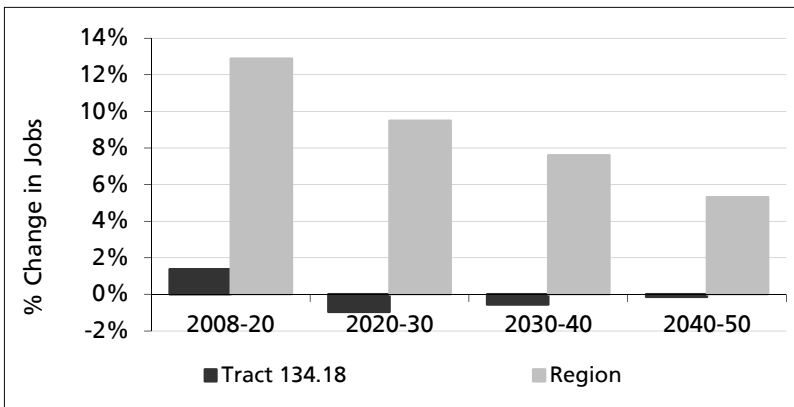
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>357</b>	<b>357</b>	<b>357</b>	<b>357</b>	<b>357</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	357	357	357	357	357	0	0%
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>452</b>	<b>452</b>	<b>452</b>	<b>452</b>	<b>452</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>452</b>	<b>452</b>	<b>452</b>	<b>452</b>	<b>452</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	175	175	175	175	175	0	0%
Multiple Family	34	34	34	34	34	0	0%
Mobile Homes	30	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	4	4	4	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	113	113	113	113	113	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	97	97	97	97	97	0	0%
<b>Vacant Developable Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	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>89.2</b>	<b>89.2</b>	<b>89.2</b>	<b>89.2</b>	<b>89.2</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</b>	<b>0.0</b>	<b>0%</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).