

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 183.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,447</b>	<b>5,025</b>	<b>5,726</b>	<b>5,745</b>	<b>5,805</b>	<b>2,358</b>	<b>68%</b>
Household Population	3,357	4,924	5,599	5,579	5,613	2,256	67%
Group Quarters Population	90	101	127	166	192	102	113%
Civilian	90	101	127	166	192	102	113%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,338</b>	<b>2,507</b>	<b>2,821</b>	<b>2,862</b>	<b>2,872</b>	<b>534</b>	<b>23%</b>
Single Family	402	551	565	605	610	208	52%
Multiple Family	1,936	1,956	2,256	2,257	2,262	326	17%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,537</b>	<b>2,230</b>	<b>2,510</b>	<b>2,513</b>	<b>2,530</b>	<b>993</b>	<b>65%</b>
Single Family	293	482	506	546	553	260	89%
Multiple Family	1,244	1,748	2,004	1,967	1,977	733	59%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>34.3%</b>	<b>11.0%</b>	<b>11.0%</b>	<b>12.2%</b>	<b>11.9%</b>	<b>-22.4</b>	<b>-65%</b>
Single Family	27.1%	12.5%	10.4%	9.8%	9.3%	-17.8	-66%
Multiple Family	35.7%	10.6%	11.2%	12.8%	12.6%	-23.1	-65%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.18</b>	<b>2.21</b>	<b>2.23</b>	<b>2.22</b>	<b>2.22</b>	<b>0.04</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	281	281	282	248	222	-59	-21%
\$15,000-\$29,999	344	425	459	426	395	51	15%
\$30,000-\$44,999	273	361	408	406	393	120	44%
\$45,000-\$59,999	227	376	426	425	421	194	85%
\$60,000-\$74,999	114	293	346	355	358	244	214%
\$75,000-\$99,999	103	228	264	298	326	223	217%
\$100,000-\$124,999	89	124	145	149	179	90	101%
\$125,000-\$149,999	10	92	119	123	124	114	1140%
\$150,000-\$199,999	28	30	39	55	67	39	139%
\$200,000 or more	68	20	22	28	45	-23	-34%
Total Households	1,537	2,230	2,510	2,513	2,530	993	65%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$37,885	\$46,915	\$48,732	\$51,229	\$54,086	\$16,201	43%

**\*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.

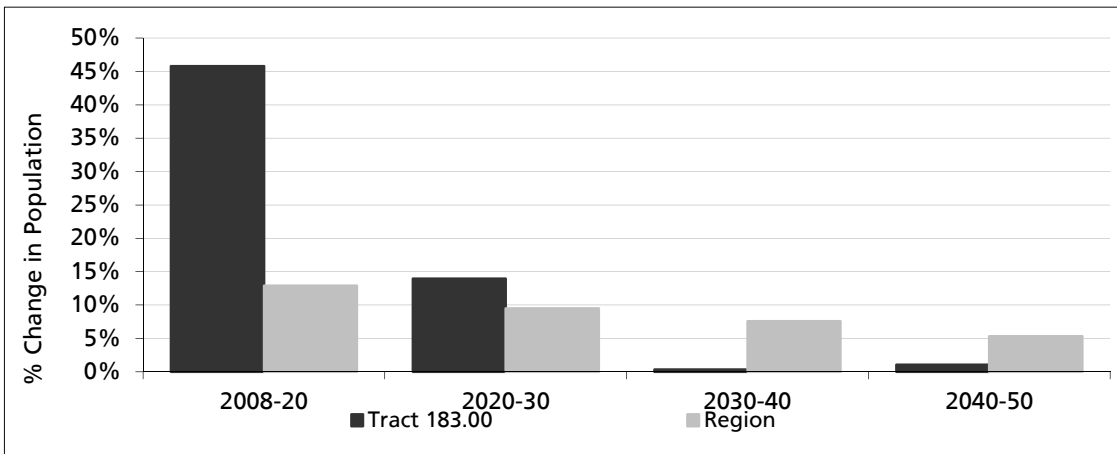
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,447</b>	<b>5,025</b>	<b>5,726</b>	<b>5,745</b>	<b>5,805</b>	<b>2,358</b>	<b>68%</b>
Under 5	600	802	915	912	905	305	51%
5 to 9	401	549	638	646	642	241	60%
10 to 14	158	232	253	268	270	112	71%
15 to 17	102	158	173	185	204	102	100%
18 to 19	28	38	38	34	37	9	32%
20 to 24	62	84	113	112	125	63	102%
25 to 29	225	376	424	425	445	220	98%
30 to 34	329	468	491	545	545	216	66%
35 to 39	248	254	345	349	339	91	37%
40 to 44	201	199	240	235	242	41	20%
45 to 49	156	157	141	181	182	26	17%
50 to 54	188	226	218	243	236	48	26%
55 to 59	212	337	323	285	363	151	71%
60 to 61	75	125	127	111	133	58	77%
62 to 64	133	283	299	292	302	169	127%
65 to 69	153	364	444	382	338	185	121%
70 to 74	115	280	397	349	311	196	170%
75 to 79	24	42	71	76	60	36	150%
80 to 84	14	18	37	47	38	24	171%
85 and over	23	33	39	68	88	65	283%
Median Age	32.2	32.9	33.1	32.7	32.5	0.3	1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,447</b>	<b>5,025</b>	<b>5,726</b>	<b>5,745</b>	<b>5,805</b>	<b>2,358</b>	<b>68%</b>
Hispanic	599	1,108	1,435	1,635	1,852	1,253	209%
Non-Hispanic	2,848	3,917	4,291	4,110	3,953	1,105	39%
White	2,576	3,487	3,772	3,565	3,381	805	31%
Black	52	72	74	64	53	1	2%
American Indian	24	38	41	38	34	10	42%
Asian	85	144	185	206	228	143	168%
Hawaiian / Pacific Islander	3	4	4	4	4	1	33%
Other	9	17	23	25	28	19	211%
Two or More Races	99	155	192	208	225	126	127%

## GROWTH TRENDS IN TOTAL POPULATION



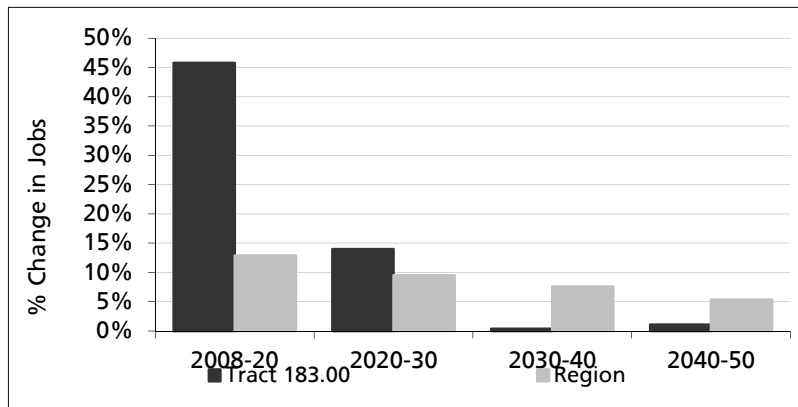
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>811</b>	<b>844</b>	<b>844</b>	<b>857</b>	<b>857</b>	<b>46</b>	<b>6%</b>
Civilian Jobs	811	844	844	857	857	46	6%
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>343</b>	<b>343</b>	<b>343</b>	<b>343</b>	<b>343</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>334</b>	<b>339</b>	<b>342</b>	<b>342</b>	<b>343</b>	<b>9</b>	<b>3%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	26	27	24	24	24	-2	-7%
Multiple Family	51	51	57	57	57	6	12%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	3	--
Industrial	13	12	12	12	12	-1	-9%
Commercial/Services	96	99	99	99	99	3	3%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	68	68	68	68	68	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	79	79	79	79	79	0	0%
<b>Vacant Developable Acres</b>	<b>9</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-9</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
Multiple Family	3	3	0	0	0	-3	-100%
Mixed Use	2	0	0	0	0	-2	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	0	0	0	0	-3	-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>7.4</b>	<b>7.5</b>	<b>7.5</b>	<b>7.6</b>	<b>7.6</b>	<b>0.2</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>30.4</b>	<b>31.6</b>	<b>34.3</b>	<b>34.8</b>	<b>34.8</b>	<b>4.4</b>	<b>14%</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).