

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 151.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,771</b>	<b>4,924</b>	<b>4,972</b>	<b>5,071</b>	<b>5,080</b>	<b>309</b>	<b>6%</b>
Household Population	4,759	4,906	4,942	5,027	5,029	270	6%
Group Quarters Population	12	18	30	44	51	39	325%
Civilian	12	18	30	44	51	39	325%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,016</b>	<b>2,016</b>	<b>2,016</b>	<b>2,016</b>	<b>2,021</b>	<b>5</b>	<b>0%</b>
Single Family	1,548	1,548	1,548	1,548	1,553	5	0%
Multiple Family	468	468	468	468	468	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,958</b>	<b>1,979</b>	<b>1,981</b>	<b>1,982</b>	<b>1,986</b>	<b>28</b>	<b>1%</b>
Single Family	1,497	1,522	1,524	1,524	1,529	32	2%
Multiple Family	461	457	457	458	457	-4	-1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.9%</b>	<b>1.8%</b>	<b>1.7%</b>	<b>1.7%</b>	<b>1.7%</b>	<b>-1.2</b>	<b>-41%</b>
Single Family	3.3%	1.7%	1.6%	1.6%	1.5%	-1.8	-55%
Multiple Family	1.5%	2.4%	2.4%	2.1%	2.4%	0.9	60%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.43</b>	<b>2.48</b>	<b>2.49</b>	<b>2.54</b>	<b>2.53</b>	<b>0.10</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	93	67	47	38	30	-63	-68%
\$15,000-\$29,999	288	249	204	187	167	-121	-42%
\$30,000-\$44,999	387	381	356	343	326	-61	-16%
\$45,000-\$59,999	371	414	420	434	423	52	14%
\$60,000-\$74,999	308	317	379	398	395	87	28%
\$75,000-\$99,999	275	322	329	330	357	82	30%
\$100,000-\$124,999	100	109	109	109	130	30	30%
\$125,000-\$149,999	62	63	63	63	66	4	6%
\$150,000-\$199,999	46	50	63	65	66	20	43%
\$200,000 or more	28	7	11	15	26	-2	-7%
Total Households	1,958	1,979	1,981	1,982	1,986	28	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$53,531	\$55,598	\$58,696	\$59,620	\$61,785	\$8,254	15%

**\*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.

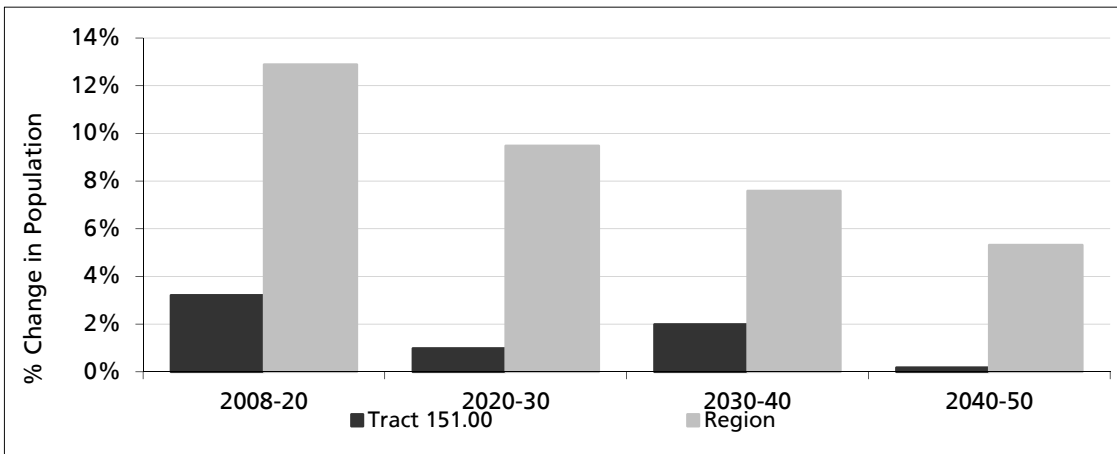
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,771</b>	<b>4,924</b>	<b>4,972</b>	<b>5,071</b>	<b>5,080</b>	<b>309</b>	<b>6%</b>
Under 5	178	156	153	138	134	-44	-25%
5 to 9	234	225	218	206	196	-38	-16%
10 to 14	255	258	233	235	224	-31	-12%
15 to 17	177	162	140	143	141	-36	-20%
18 to 19	127	108	90	84	81	-46	-36%
20 to 24	291	273	275	251	253	-38	-13%
25 to 29	261	312	293	269	277	16	6%
30 to 34	288	296	265	268	252	-36	-13%
35 to 39	351	264	311	296	270	-81	-23%
40 to 44	346	272	281	262	279	-67	-19%
45 to 49	414	339	284	335	335	-79	-19%
50 to 54	411	354	293	311	306	-105	-26%
55 to 59	315	359	288	241	298	-17	-5%
60 to 61	126	166	149	135	168	42	33%
62 to 64	114	180	154	142	147	33	29%
65 to 69	173	304	335	298	264	91	53%
70 to 74	167	293	357	314	274	107	64%
75 to 79	172	208	316	350	297	125	73%
80 to 84	187	180	294	392	367	180	96%
85 and over	184	215	243	401	517	333	181%
Median Age	43.2	47.0	49.0	50.8	51.6	8.4	19%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,771</b>	<b>4,924</b>	<b>4,972</b>	<b>5,071</b>	<b>5,080</b>	<b>309</b>	<b>6%</b>
Hispanic	577	732	845	960	1,068	491	85%
Non-Hispanic	4,194	4,192	4,127	4,111	4,012	-182	-4%
White	3,725	3,632	3,490	3,399	3,237	-488	-13%
Black	73	98	116	134	153	80	110%
American Indian	25	25	23	22	20	-5	-20%
Asian	141	176	205	232	260	119	84%
Hawaiian / Pacific Islander	33	42	48	55	58	25	76%
Other	21	28	34	38	40	19	90%
Two or More Races	176	191	211	231	244	68	39%

## GROWTH TRENDS IN TOTAL POPULATION



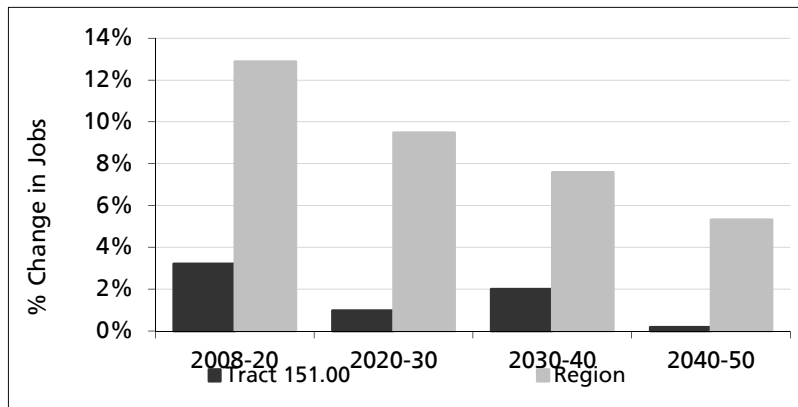
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>518</b>	<b>518</b>	<b>518</b>	<b>527</b>	<b>598</b>	<b>80</b>	<b>15%</b>
Civilian Jobs	518	518	518	527	598	80	15%
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>543</b>	<b>543</b>	<b>543</b>	<b>543</b>	<b>543</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>539</b>	<b>539</b>	<b>539</b>	<b>540</b>	<b>542</b>	<b>2</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	283	283	283	283	284	1	0%
Multiple Family	26	26	26	26	26	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	23	23	23	23	24	2	7%
Office	0	0	0	0	0	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	128	128	128	128	128	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	65	65	65	65	65	0	0%
<b>Vacant Developable Acres</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>-2</b>	<b>-64%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	-1	-43%
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	2	2	2	2	0	-2	-78%
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>14.2</b>	<b>14.2</b>	<b>14.2</b>	<b>14.4</b>	<b>15.7</b>	<b>1.5</b>	<b>10%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</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).