

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.65**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,887</b>	<b>2,929</b>	<b>2,963</b>	<b>3,009</b>	<b>3,049</b>	<b>162</b>	<b>6%</b>
Household Population	2,887	2,929	2,963	3,009	3,049	162	6%
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>816</b>	<b>816</b>	<b>816</b>	<b>816</b>	<b>816</b>	<b>0</b>	<b>0%</b>
Single Family	816	816	816	816	816	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>791</b>	<b>798</b>	<b>800</b>	<b>800</b>	<b>801</b>	<b>10</b>	<b>1%</b>
Single Family	791	798	800	800	801	10	1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.1%</b>	<b>2.2%</b>	<b>2.0%</b>	<b>2.0%</b>	<b>1.8%</b>	<b>-1.3</b>	<b>-42%</b>
Single Family	3.1%	2.2%	2.0%	2.0%	1.8%	-1.3	-42%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.65</b>	<b>3.67</b>	<b>3.70</b>	<b>3.76</b>	<b>3.81</b>	<b>0.16</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	5	5	3	3	3	-2	-40%
\$15,000-\$29,999	17	12	10	8	8	-9	-53%
\$30,000-\$44,999	27	24	19	18	18	-9	-33%
\$45,000-\$59,999	52	50	45	45	43	-9	-17%
\$60,000-\$74,999	91	85	77	71	68	-23	-25%
\$75,000-\$99,999	165	166	162	157	154	-11	-7%
\$100,000-\$124,999	165	163	163	163	162	-3	-2%
\$125,000-\$149,999	126	125	125	125	125	-1	-1%
\$150,000-\$199,999	92	117	125	125	125	33	36%
\$200,000 or more	51	51	71	85	95	44	86%
Total Households	791	798	800	800	801	10	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$105,833	\$108,742	\$112,883	\$115,031	\$116,435	\$10,602	10%

**\*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.

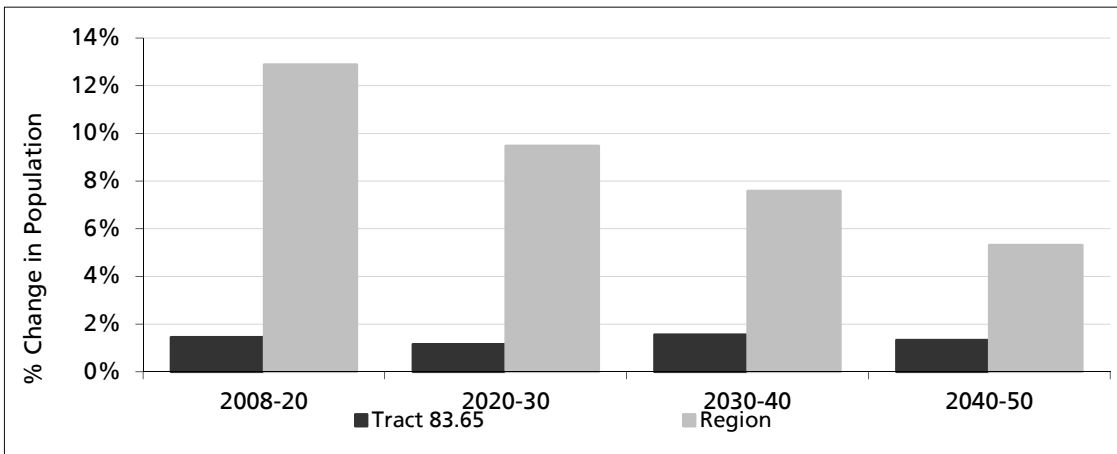
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,887</b>	<b>2,929</b>	<b>2,963</b>	<b>3,009</b>	<b>3,049</b>	<b>162</b>	<b>6%</b>
Under 5	143	129	137	136	148	5	3%
5 to 9	155	155	156	184	179	24	15%
10 to 14	277	320	252	280	253	-24	-9%
15 to 17	204	160	198	173	176	-28	-14%
18 to 19	127	76	112	123	93	-34	-27%
20 to 24	292	297	270	289	318	26	9%
25 to 29	169	180	190	173	188	19	11%
30 to 34	46	83	103	92	57	11	24%
35 to 39	111	104	90	89	112	1	1%
40 to 44	255	202	202	185	251	-4	-2%
45 to 49	353	247	253	254	237	-116	-33%
50 to 54	312	306	288	276	294	-18	-6%
55 to 59	192	266	212	241	188	-4	-2%
60 to 61	60	79	113	74	100	40	67%
62 to 64	48	86	93	74	113	65	135%
65 to 69	52	133	107	157	125	73	140%
70 to 74	41	51	110	95	85	44	107%
75 to 79	23	19	22	35	48	25	109%
80 to 84	19	18	37	54	50	31	163%
85 and over	8	18	18	25	34	26	325%
Median Age	36.4	38.1	38.5	38.1	40.0	3.6	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,887</b>	<b>2,929</b>	<b>2,963</b>	<b>3,009</b>	<b>3,049</b>	<b>162</b>	<b>6%</b>
Hispanic	162	185	206	225	251	89	55%
Non-Hispanic	2,725	2,744	2,757	2,784	2,798	73	3%
White	1,407	1,236	1,202	1,096	975	-432	-31%
Black	40	56	54	49	50	10	25%
American Indian	0	1	4	0	1	1	--
Asian	1,147	1,289	1,314	1,426	1,539	392	34%
Hawaiian / Pacific Islander	12	21	16	22	29	17	142%
Other	10	8	26	16	7	-3	-30%
Two or More Races	109	133	141	175	197	88	81%

## GROWTH TRENDS IN TOTAL POPULATION



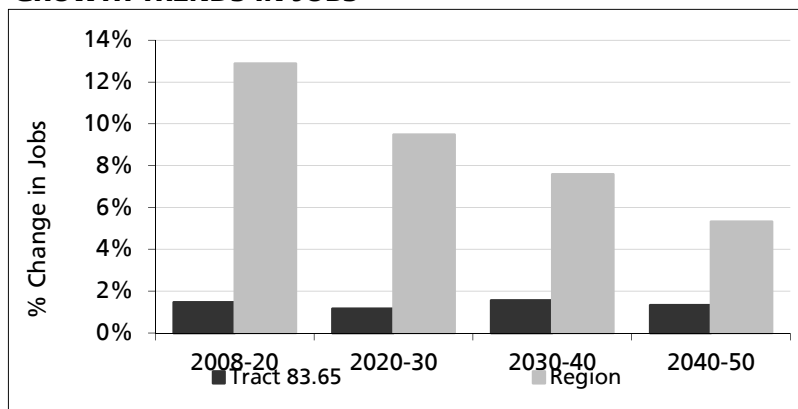
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>144</b>	<b>144</b>	<b>144</b>	<b>144</b>	<b>144</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	144	144	144	144	144	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>542</b>	<b>542</b>	<b>542</b>	<b>542</b>	<b>542</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>542</b>	<b>542</b>	<b>542</b>	<b>542</b>	<b>542</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	189	189	189	189	189	0	0%
Multiple Family	0	0	0	0	0	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	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	40	40	40	40	40	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	313	313	313	313	313	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>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Residential Density<sup>4</sup></b>	<b>4.3</b>	<b>4.3</b>	<b>4.3</b>	<b>4.3</b>	<b>4.3</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).