

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,690</b>	<b>3,780</b>	<b>4,111</b>	<b>4,246</b>	<b>4,273</b>	<b>583</b>	<b>16%</b>
Household Population	3,655	3,748	4,061	4,159	4,166	511	14%
Group Quarters Population	35	32	50	87	107	72	206%
Civilian	35	32	50	87	107	72	206%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,741</b>	<b>1,771</b>	<b>1,879</b>	<b>1,927</b>	<b>1,927</b>	<b>186</b>	<b>11%</b>
Single Family	1,435	1,432	1,517	1,520	1,520	85	6%
Multiple Family	306	339	362	407	407	101	33%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,623</b>	<b>1,633</b>	<b>1,744</b>	<b>1,794</b>	<b>1,799</b>	<b>176</b>	<b>11%</b>
Single Family	1,331	1,317	1,416	1,431	1,436	105	8%
Multiple Family	292	316	328	363	363	71	24%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.8%</b>	<b>7.8%</b>	<b>7.2%</b>	<b>6.9%</b>	<b>6.6%</b>	<b>-0.2</b>	<b>-3%</b>
Single Family	7.2%	8.0%	6.7%	5.9%	5.5%	-1.7	-24%
Multiple Family	4.6%	6.8%	9.4%	10.8%	10.8%	6.2	135%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.25</b>	<b>2.30</b>	<b>2.33</b>	<b>2.32</b>	<b>2.32</b>	<b>0.07</b>	<b>3%</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	94	85	79	73	66	-28	-30%
\$15,000-\$29,999	76	73	72	70	67	-9	-12%
\$30,000-\$44,999	104	103	105	105	102	-2	-2%
\$45,000-\$59,999	96	86	86	85	84	-12	-13%
\$60,000-\$74,999	140	122	126	125	124	-16	-11%
\$75,000-\$99,999	119	118	129	131	129	10	8%
\$100,000-\$124,999	155	153	162	165	165	10	6%
\$125,000-\$149,999	123	129	144	147	147	24	20%
\$150,000-\$199,999	205	230	261	268	268	63	31%
\$200,000 or more	511	534	580	625	647	136	27%
Total Households	1,623	1,633	1,744	1,794	1,799	176	11%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$130,589	\$139,826	\$144,618	\$149,320	\$152,892	\$22,303	17%

**\*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.

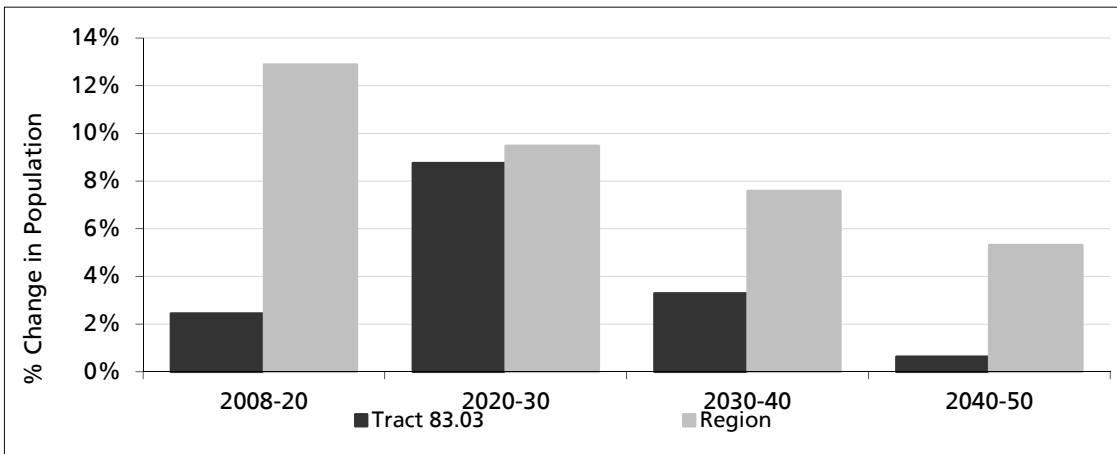
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,690</b>	<b>3,780</b>	<b>4,111</b>	<b>4,246</b>	<b>4,273</b>	<b>583</b>	<b>16%</b>
Under 5	66	53	57	57	57	-9	-14%
5 to 9	103	88	90	89	87	-16	-16%
10 to 14	169	149	148	155	162	-7	-4%
15 to 17	100	85	80	88	92	-8	-8%
18 to 19	71	53	49	50	52	-19	-27%
20 to 24	206	174	183	177	186	-20	-10%
25 to 29	129	132	131	127	131	2	2%
30 to 34	131	103	96	92	81	-50	-38%
35 to 39	131	83	95	92	82	-49	-37%
40 to 44	166	118	127	125	133	-33	-20%
45 to 49	275	202	179	206	210	-65	-24%
50 to 54	248	197	176	197	193	-55	-22%
55 to 59	317	326	274	240	294	-23	-7%
60 to 61	166	188	166	152	199	33	20%
62 to 64	246	349	308	289	308	62	25%
65 to 69	334	521	577	491	433	99	30%
70 to 74	240	385	503	444	393	153	64%
75 to 79	226	249	402	465	399	173	77%
80 to 84	179	148	265	354	317	138	77%
85 and over	187	177	205	356	464	277	148%
Median Age	55.8	61.4	64.0	64.9	63.7	7.9	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,690</b>	<b>3,780</b>	<b>4,111</b>	<b>4,246</b>	<b>4,273</b>	<b>583</b>	<b>16%</b>
Hispanic	295	336	380	409	421	126	43%
Non-Hispanic	3,395	3,444	3,731	3,837	3,852	457	13%
White	2,991	2,977	3,173	3,216	3,185	194	6%
Black	33	36	40	42	43	10	30%
American Indian	4	4	4	4	4	0	0%
Asian	220	270	331	376	417	197	90%
Hawaiian / Pacific Islander	6	10	14	17	19	13	217%
Other	8	6	6	6	6	-2	-25%
Two or More Races	133	141	163	176	178	45	34%

## GROWTH TRENDS IN TOTAL POPULATION



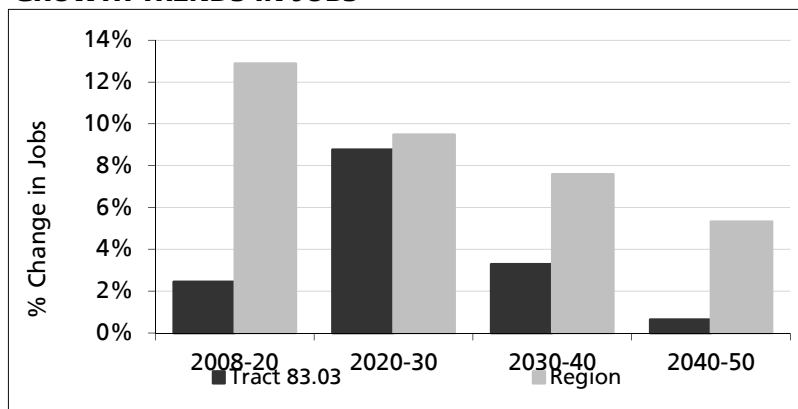
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>814</b>	<b>825</b>	<b>825</b>	<b>825</b>	<b>825</b>	<b>11</b>	<b>1%</b>
Civilian Jobs	814	825	825	825	825	11	1%
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>1,102</b>	<b>1,102</b>	<b>1,102</b>	<b>1,102</b>	<b>1,102</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,076</b>	<b>1,077</b>	<b>1,100</b>	<b>1,101</b>	<b>1,101</b>	<b>25</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	493	493	515	515	515	22	5%
Multiple Family	6	6	7	8	8	2	41%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	1	1	1	1	1	--
Industrial	19	19	19	19	19	0	0%
Commercial/Services	133	132	132	132	132	-1	-1%
Office	0	0	0	0	0	0	0%
Schools	44	44	44	44	44	0	0%
Roads and Freeways	132	132	132	132	132	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	250	250	250	250	250	0	0%
<b>Vacant Developable Acres</b>	<b>25</b>	<b>25</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>-25</b>	<b>-98%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	24	1	1	1	-24	-98%
Multiple Family	1	1	1	0	0	-1	-100%
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>4.1</b>	<b>4.2</b>	<b>4.2</b>	<b>4.2</b>	<b>4.2</b>	<b>0.1</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.5</b>	<b>3.5</b>	<b>3.6</b>	<b>3.7</b>	<b>3.7</b>	<b>0.2</b>	<b>5%</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).