

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 133.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,681</b>	<b>4,685</b>	<b>4,893</b>	<b>5,004</b>	<b>5,113</b>	<b>432</b>	<b>9%</b>
Household Population	4,677	4,674	4,862	4,947	5,037	360	8%
Group Quarters Population	4	11	31	57	76	72	1800%
Civilian	4	11	31	57	76	72	1800%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,338</b>	<b>1,338</b>	<b>1,363</b>	<b>1,363</b>	<b>1,363</b>	<b>25</b>	<b>2%</b>
Single Family	1,338	1,338	1,363	1,363	1,363	25	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,278</b>	<b>1,275</b>	<b>1,309</b>	<b>1,309</b>	<b>1,310</b>	<b>32</b>	<b>3%</b>
Single Family	1,278	1,275	1,309	1,309	1,310	32	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.5%</b>	<b>4.7%</b>	<b>4.0%</b>	<b>4.0%</b>	<b>3.9%</b>	<b>-0.6</b>	<b>-13%</b>
Single Family	4.5%	4.7%	4.0%	4.0%	3.9%	-0.6	-13%
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>3.66</b>	<b>3.67</b>	<b>3.71</b>	<b>3.78</b>	<b>3.85</b>	<b>0.19</b>	<b>5%</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	99	81	65	54	50	-49	-49%
\$15,000-\$29,999	162	144	133	122	120	-42	-26%
\$30,000-\$44,999	201	183	170	155	153	-48	-24%
\$45,000-\$59,999	232	234	241	241	241	9	4%
\$60,000-\$74,999	193	232	273	282	289	96	50%
\$75,000-\$99,999	226	223	235	254	255	29	13%
\$100,000-\$124,999	79	85	85	88	88	9	11%
\$125,000-\$149,999	42	49	49	49	49	7	17%
\$150,000-\$199,999	43	44	57	63	64	21	49%
\$200,000 or more	1	0	1	1	1	0	0%
Total Households	1,278	1,275	1,309	1,309	1,310	32	3%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$56,444	\$59,712	\$62,500	\$64,388	\$64,723	\$8,279	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.

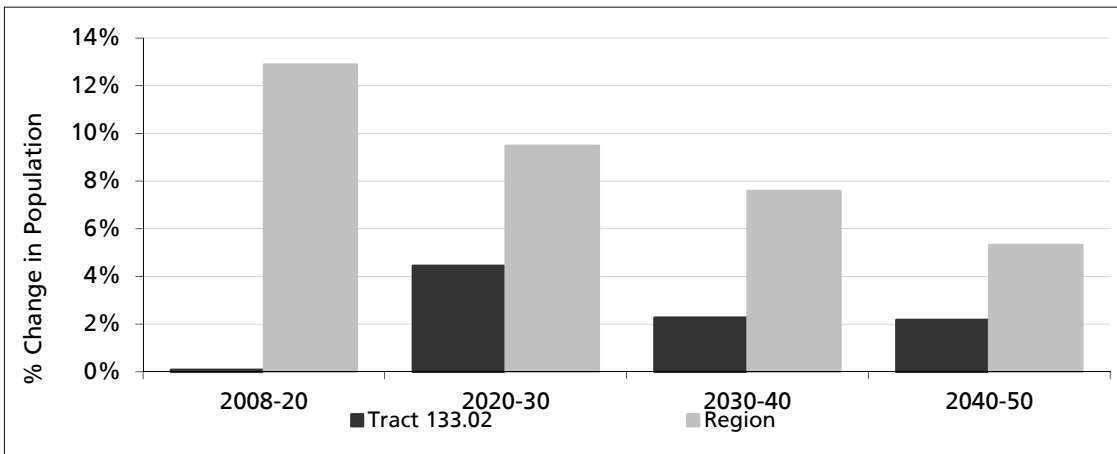
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,681</b>	<b>4,685</b>	<b>4,893</b>	<b>5,004</b>	<b>5,113</b>	<b>432</b>	<b>9%</b>
Under 5	368	314	291	277	254	-114	-31%
5 to 9	289	304	269	260	247	-42	-15%
10 to 14	279	290	262	247	243	-36	-13%
15 to 17	202	174	164	147	144	-58	-29%
18 to 19	148	109	118	104	106	-42	-28%
20 to 24	384	291	349	321	317	-67	-17%
25 to 29	348	322	304	307	289	-59	-17%
30 to 34	271	235	195	227	212	-59	-22%
35 to 39	247	200	213	204	205	-42	-17%
40 to 44	302	277	269	229	271	-31	-10%
45 to 49	408	384	342	364	367	-41	-10%
50 to 54	304	308	303	296	271	-33	-11%
55 to 59	249	317	322	293	329	80	32%
60 to 61	66	90	93	93	100	34	52%
62 to 64	114	174	179	185	182	68	60%
65 to 69	172	269	339	356	334	162	94%
70 to 74	174	256	341	351	371	197	113%
75 to 79	160	173	275	356	396	236	148%
80 to 84	117	109	167	234	265	148	126%
85 and over	79	89	98	153	210	131	166%
Median Age	36.0	41.9	45.2	47.5	48.7	12.7	35%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,681</b>	<b>4,685</b>	<b>4,893</b>	<b>5,004</b>	<b>5,113</b>	<b>432</b>	<b>9%</b>
Hispanic	2,929	3,092	3,324	3,485	3,615	686	23%
Non-Hispanic	1,752	1,593	1,569	1,519	1,498	-254	-14%
White	1,210	1,071	1,033	977	946	-264	-22%
Black	88	87	87	84	80	-8	-9%
American Indian	15	10	8	7	7	-8	-53%
Asian	271	273	288	298	311	40	15%
Hawaiian / Pacific Islander	32	26	22	21	21	-11	-34%
Other	5	4	4	4	4	-1	-20%
Two or More Races	131	122	127	128	129	-2	-2%

## GROWTH TRENDS IN TOTAL POPULATION



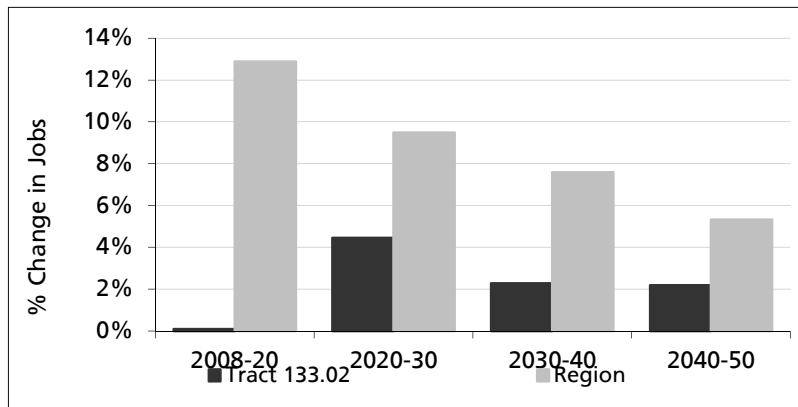
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>328</b>	<b>328</b>	<b>328</b>	<b>328</b>	<b>328</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	328	328	328	328	328	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>341</b>	<b>341</b>	<b>341</b>	<b>341</b>	<b>341</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>340</b>	<b>340</b>	<b>341</b>	<b>341</b>	<b>341</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	238	238	243	243	243	5	2%
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	3	3	3	3	3	0	0%
Commercial/Services	15	15	11	11	11	-4	-26%
Office	0	0	0	0	0	0	0%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-100%
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>15.3</b>	<b>15.3</b>	<b>18.6</b>	<b>18.6</b>	<b>18.6</b>	<b>3.3</b>	<b>22%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.6</b>	<b>5.6</b>	<b>5.6</b>	<b>5.6</b>	<b>5.6</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).