

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 133.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,625</b>	<b>4,885</b>	<b>4,979</b>	<b>5,083</b>	<b>5,174</b>	<b>549</b>	<b>12%</b>
Household Population	4,625	4,885	4,979	5,083	5,174	549	12%
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>1,493</b>	<b>1,493</b>	<b>1,495</b>	<b>1,495</b>	<b>1,498</b>	<b>5</b>	<b>0%</b>
Single Family	967	967	966	966	966	-1	0%
Multiple Family	236	236	238	238	238	2	1%
Mobile Homes	290	290	291	291	294	4	1%
<b>Occupied Housing Units</b>	<b>1,323</b>	<b>1,411</b>	<b>1,421</b>	<b>1,424</b>	<b>1,426</b>	<b>103</b>	<b>8%</b>
Single Family	808	903	912	914	914	106	13%
Multiple Family	231	223	223	224	223	-8	-3%
Mobile Homes	284	285	286	286	289	5	2%
<b>Vacancy Rate</b>	<b>11.4%</b>	<b>5.5%</b>	<b>4.9%</b>	<b>4.7%</b>	<b>4.8%</b>	<b>-6.6</b>	<b>-58%</b>
Single Family	16.4%	6.6%	5.6%	5.4%	5.4%	-11.0	-67%
Multiple Family	2.1%	5.5%	6.3%	5.9%	6.3%	4.2	200%
Mobile Homes	2.1%	1.7%	1.7%	1.7%	0.0%	-2.1	-100%
<b>Persons per Household</b>	<b>3.50</b>	<b>3.46</b>	<b>3.50</b>	<b>3.57</b>	<b>3.63</b>	<b>0.13</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	138	124	106	93	88	-50	-36%
\$15,000-\$29,999	298	255	227	199	192	-106	-36%
\$30,000-\$44,999	258	250	240	228	226	-32	-12%
\$45,000-\$59,999	256	316	330	331	332	76	30%
\$60,000-\$74,999	148	201	233	249	257	109	74%
\$75,000-\$99,999	102	120	127	152	155	53	52%
\$100,000-\$124,999	71	95	95	98	98	27	38%
\$125,000-\$149,999	25	38	38	38	38	13	52%
\$150,000-\$199,999	1	4	16	26	30	29	2900%
\$200,000 or more	26	8	9	10	10	-16	-62%
Total Households	1,323	1,411	1,421	1,424	1,426	103	8%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$43,110	\$48,631	\$51,250	\$53,701	\$54,352	\$11,242	26%

**\*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.

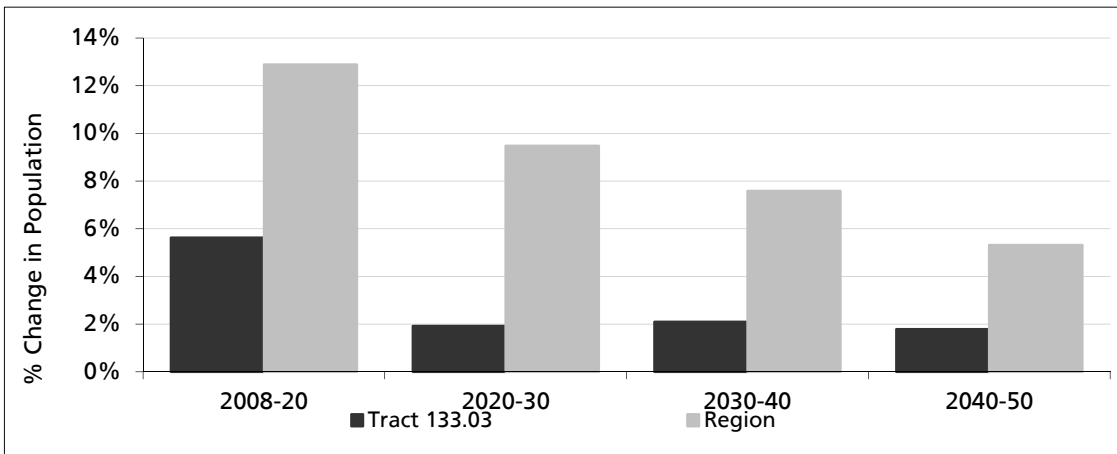
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,625</b>	<b>4,885</b>	<b>4,979</b>	<b>5,083</b>	<b>5,174</b>	<b>549</b>	<b>12%</b>
Under 5	475	422	376	359	323	-152	-32%
5 to 9	251	281	241	232	215	-36	-14%
10 to 14	257	281	249	230	221	-36	-14%
15 to 17	190	168	159	143	137	-53	-28%
18 to 19	182	144	150	129	127	-55	-30%
20 to 24	386	311	367	335	320	-66	-17%
25 to 29	351	341	306	312	291	-60	-17%
30 to 34	278	256	207	236	217	-61	-22%
35 to 39	251	220	216	204	209	-42	-17%
40 to 44	293	286	264	223	260	-33	-11%
45 to 49	300	324	278	298	295	-5	-2%
50 to 54	322	351	335	322	285	-37	-11%
55 to 59	216	303	309	270	300	84	39%
60 to 61	84	127	135	130	139	55	65%
62 to 64	85	143	145	150	145	60	71%
65 to 69	168	282	347	358	338	170	101%
70 to 74	161	238	323	352	378	217	135%
75 to 79	156	177	274	363	415	259	166%
80 to 84	114	108	165	230	253	139	122%
85 and over	105	122	133	207	306	201	191%
Median Age	34.0	40.3	44.1	47.3	49.5	15.5	46%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,625</b>	<b>4,885</b>	<b>4,979</b>	<b>5,083</b>	<b>5,174</b>	<b>549</b>	<b>12%</b>
Hispanic	3,200	3,522	3,670	3,823	3,943	743	23%
Non-Hispanic	1,425	1,363	1,309	1,260	1,231	-194	-14%
White	829	765	716	670	643	-186	-22%
Black	203	208	204	196	186	-17	-8%
American Indian	21	16	11	9	9	-12	-57%
Asian	231	244	251	257	266	35	15%
Hawaiian / Pacific Islander	25	21	17	17	16	-9	-36%
Other	14	9	9	9	9	-5	-36%
Two or More Races	102	100	101	102	102	0	0%

## GROWTH TRENDS IN TOTAL POPULATION



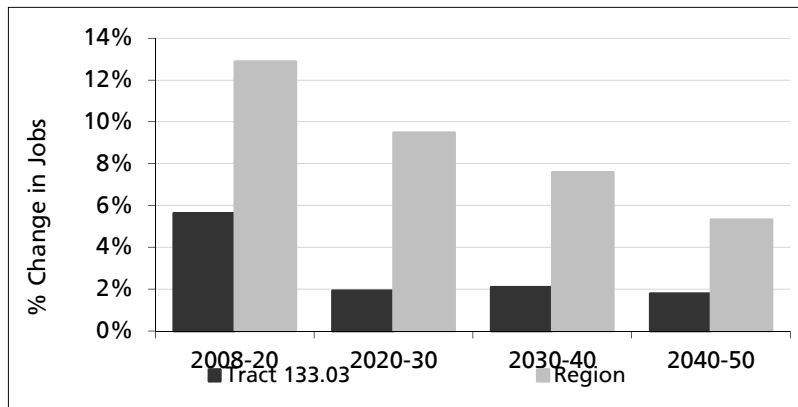
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>451</b>	<b>451</b>	<b>451</b>	<b>454</b>	<b>454</b>	<b>3</b>	<b>1%</b>
Civilian Jobs	451	451	451	454	454	3	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>359</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	154	154	154	154	154	0	0%
Multiple Family	15	15	15	15	15	0	1%
Mobile Homes	31	31	31	31	31	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	18	18	18	18	18	0	0%
Commercial/Services	2	2	2	2	2	0	0%
Office	0	0	0	0	0	0	0%
Schools	55	55	55	55	55	0	0%
Roads and Freeways	61	61	61	61	61	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	23	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>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-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>6.1</b>	<b>6.1</b>	<b>6.1</b>	<b>6.1</b>	<b>6.1</b>	<b>0.0</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.5</b>	<b>7.5</b>	<b>7.5</b>	<b>7.5</b>	<b>7.5</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).