

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 121.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,104</b>	<b>3,105</b>	<b>3,143</b>	<b>3,162</b>	<b>3,293</b>	<b>189</b>	<b>6%</b>
Household Population	3,104	3,105	3,143	3,162	3,293	189	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>905</b>	<b>905</b>	<b>905</b>	<b>913</b>	<b>951</b>	<b>46</b>	<b>5%</b>
Single Family	692	692	692	700	738	46	7%
Multiple Family	213	213	213	213	213	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>874</b>	<b>877</b>	<b>878</b>	<b>883</b>	<b>922</b>	<b>48</b>	<b>5%</b>
Single Family	664	674	675	682	721	57	9%
Multiple Family	210	203	203	201	201	-9	-4%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>3.1%</b>	<b>3.0%</b>	<b>3.3%</b>	<b>3.0%</b>	<b>-0.4</b>	<b>-12%</b>
Single Family	4.0%	2.6%	2.5%	2.6%	2.3%	-1.7	-43%
Multiple Family	1.4%	4.7%	4.7%	5.6%	5.6%	4.2	300%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.55</b>	<b>3.54</b>	<b>3.58</b>	<b>3.58</b>	<b>3.57</b>	<b>0.02</b>	<b>1%</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	98	85	75	74	75	-23	-23%
\$15,000-\$29,999	169	161	156	160	166	-3	-2%
\$30,000-\$44,999	188	193	204	206	216	28	15%
\$45,000-\$59,999	164	174	178	176	187	23	14%
\$60,000-\$74,999	147	147	146	146	148	1	1%
\$75,000-\$99,999	68	71	71	72	77	9	13%
\$100,000-\$124,999	39	40	40	40	43	4	10%
\$125,000-\$149,999	1	6	7	8	9	8	800%
\$150,000-\$199,999	0	0	1	1	1	1	0%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	874	877	878	883	922	48	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$43,564	\$44,961	\$45,337	\$45,128	\$45,321	\$1,757	4%

**\*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.

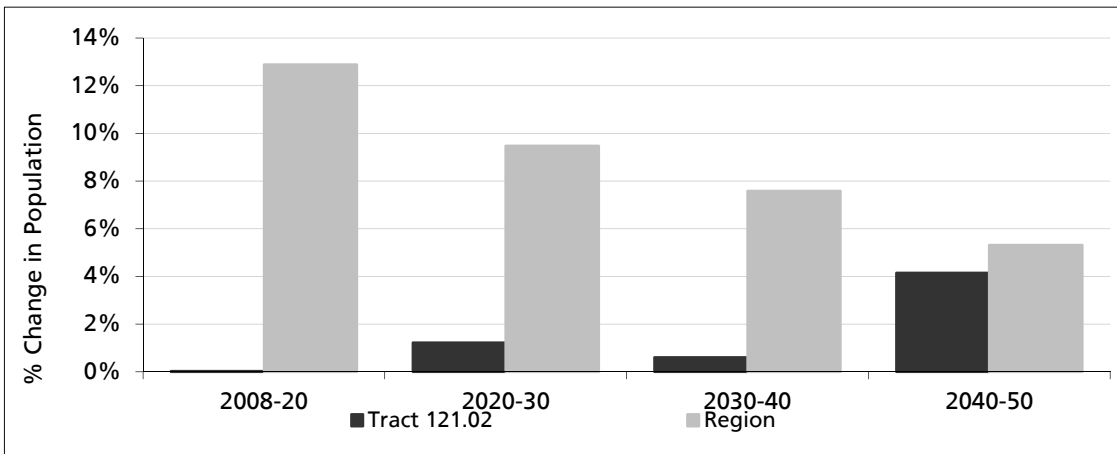
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,104</b>	<b>3,105</b>	<b>3,143</b>	<b>3,162</b>	<b>3,293</b>	<b>189</b>	<b>6%</b>
Under 5	285	252	230	216	200	-85	-30%
5 to 9	206	244	216	207	196	-10	-5%
10 to 14	236	258	227	208	208	-28	-12%
15 to 17	177	156	156	139	147	-30	-17%
18 to 19	136	103	114	97	100	-36	-26%
20 to 24	269	204	256	235	234	-35	-13%
25 to 29	233	206	183	180	165	-68	-29%
30 to 34	215	186	147	172	161	-54	-25%
35 to 39	194	169	168	155	167	-27	-14%
40 to 44	212	213	194	157	201	-11	-5%
45 to 49	184	205	185	195	199	15	8%
50 to 54	190	204	209	191	166	-24	-13%
55 to 59	142	189	203	183	197	55	39%
60 to 61	32	52	55	56	59	27	84%
62 to 64	39	66	74	81	76	37	95%
65 to 69	59	90	113	124	121	62	105%
70 to 74	52	71	100	116	132	80	154%
75 to 79	102	107	168	234	281	179	175%
80 to 84	74	68	89	132	161	87	118%
85 and over	67	62	56	84	122	55	82%
Median Age	30.2	33.5	36.3	39.1	41.7	11.5	38%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,104</b>	<b>3,105</b>	<b>3,143</b>	<b>3,162</b>	<b>3,293</b>	<b>189</b>	<b>6%</b>
Hispanic	2,316	2,502	2,676	2,747	2,888	572	25%
Non-Hispanic	788	603	467	415	405	-383	-49%
White	313	143	14	0	0	-313	-100%
Black	81	63	46	26	10	-71	-88%
American Indian	7	9	10	9	8	1	14%
Asian	273	269	266	244	239	-34	-12%
Hawaiian / Pacific Islander	18	17	17	15	16	-2	-11%
Other	24	29	33	38	45	21	88%
Two or More Races	72	73	81	83	87	15	21%

## GROWTH TRENDS IN TOTAL POPULATION



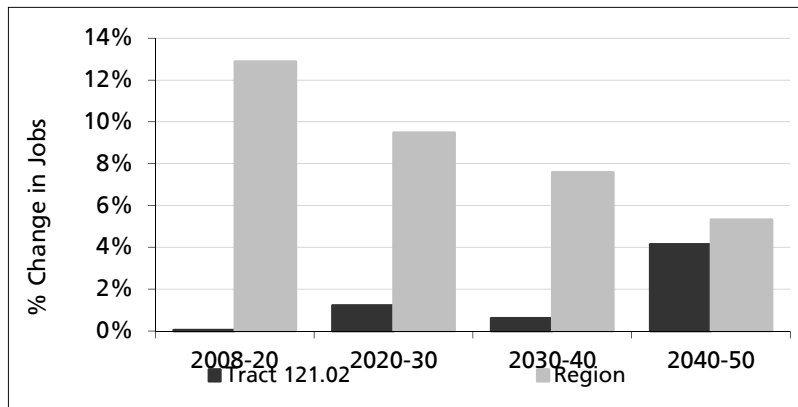
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>384</b>	<b>384</b>	<b>384</b>	<b>384</b>	<b>384</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	384	384	384	384	384	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>285</b>	<b>285</b>	<b>285</b>	<b>285</b>	<b>285</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>279</b>	<b>279</b>	<b>279</b>	<b>279</b>	<b>284</b>	<b>5</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	103	103	103	104	109	5	5%
Multiple Family	12	12	12	12	12	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	49	49	49	49	49	0	0%
Office	0	0	0	0	0	0	0%
Schools	36	36	36	36	36	0	0%
Roads and Freeways	57	57	57	57	57	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	21	0	0%
<b>Vacant Developable Acres</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>1</b>	<b>-5</b>	<b>-81%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	7	7	6	1	-5	-81%
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>4.5</b>	<b>4.5</b>	<b>4.5</b>	<b>4.5</b>	<b>4.5</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.8</b>	<b>7.8</b>	<b>7.8</b>	<b>7.8</b>	<b>7.8</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).