

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 95.10**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,954</b>	<b>5,038</b>	<b>5,099</b>	<b>5,192</b>	<b>5,226</b>	<b>272</b>	<b>5%</b>
Household Population	4,954	5,038	5,099	5,192	5,226	272	5%
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>1,181</b>	<b>1,181</b>	<b>1,181</b>	<b>1,181</b>	<b>1,181</b>	<b>0</b>	<b>0%</b>
Single Family	1,178	1,178	1,178	1,178	1,178	0	0%
Multiple Family	3	3	3	3	3	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,153</b>	<b>1,159</b>	<b>1,161</b>	<b>1,161</b>	<b>1,161</b>	<b>8</b>	<b>1%</b>
Single Family	1,150	1,159	1,161	1,161	1,161	11	1%
Multiple Family	3	0	0	0	0	-3	-100%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.4%</b>	<b>1.9%</b>	<b>1.7%</b>	<b>1.7%</b>	<b>1.7%</b>	<b>-0.7</b>	<b>-29%</b>
Single Family	2.4%	1.6%	1.4%	1.4%	1.4%	-1.0	-42%
Multiple Family	0.0%	100.0%	100.0%	100.0%	100.0%	100.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>4.30</b>	<b>4.35</b>	<b>4.39</b>	<b>4.47</b>	<b>4.50</b>	<b>0.20</b>	<b>5%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

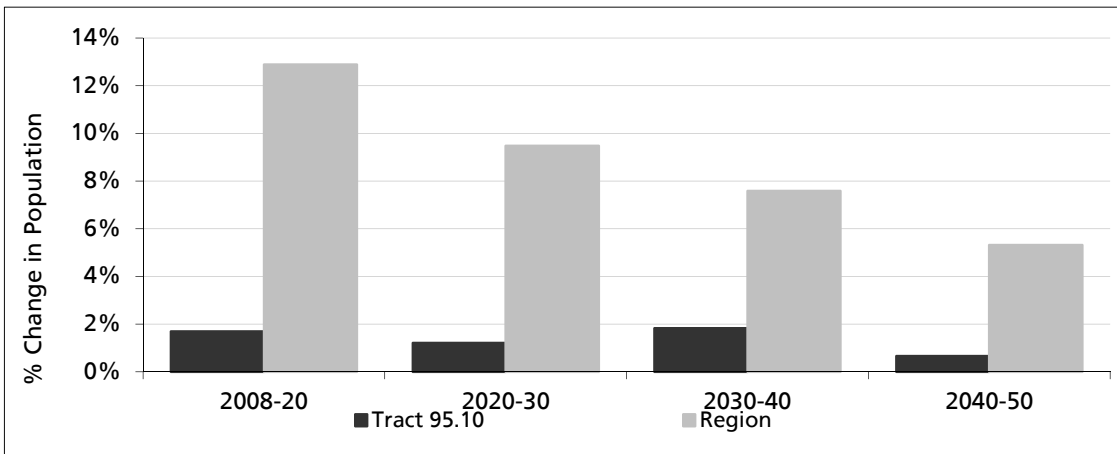
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,954</b>	<b>5,038</b>	<b>5,099</b>	<b>5,192</b>	<b>5,226</b>	<b>272</b>	<b>5%</b>
Under 5	795	820	822	819	822	27	3%
5 to 9	920	930	942	972	985	65	7%
10 to 14	702	742	735	734	736	34	5%
15 to 17	257	215	246	260	260	3	1%
18 to 19	77	90	96	88	87	10	13%
20 to 24	155	170	145	166	167	12	8%
25 to 29	510	484	512	522	529	19	4%
30 to 34	591	637	633	642	655	64	11%
35 to 39	626	593	625	635	634	8	1%
40 to 44	179	225	199	197	197	18	10%
45 to 49	61	57	70	65	69	8	13%
50 to 54	24	24	25	27	25	1	4%
55 to 59	18	9	18	11	7	-11	-61%
60 to 61	4	4	2	4	3	-1	-25%
62 to 64	9	10	7	7	9	0	0%
65 to 69	13	18	12	30	29	16	123%
70 to 74	6	3	3	4	5	-1	-17%
75 to 79	3	5	7	8	6	3	100%
80 to 84	1	1	0	0	0	-1	-100%
85 and over	3	1	0	1	1	-2	-67%
Median Age	15.7	15.4	15.6	15.8	15.8	0.1	1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,954</b>	<b>5,038</b>	<b>5,099</b>	<b>5,192</b>	<b>5,226</b>	<b>272</b>	<b>5%</b>
Hispanic	791	814	804	807	809	18	2%
Non-Hispanic	4,163	4,224	4,295	4,385	4,417	254	6%
White	2,475	2,501	2,534	2,584	2,602	127	5%
Black	874	888	902	919	927	53	6%
American Indian	67	63	74	80	81	14	21%
Asian	347	359	356	365	366	19	5%
Hawaiian / Pacific Islander	59	64	67	66	66	7	12%
Other	24	12	20	24	26	2	8%
Two or More Races	317	337	342	347	349	32	10%

## GROWTH TRENDS IN TOTAL POPULATION



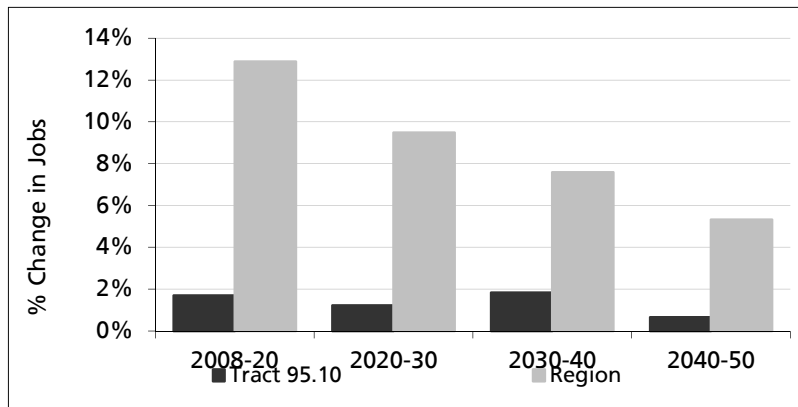
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>205</b>	<b>205</b>	<b>205</b>	<b>205</b>	<b>205</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	205	205	205	205	205	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>422</b>	<b>422</b>	<b>422</b>	<b>422</b>	<b>422</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	210	210	210	210	210	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	15	15	15	15	15	0	0%
Office	0	0	0	0	0	0	0%
Schools	16	16	16	16	16	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	117	117	117	117	117	0	0%
<b>Vacant Developable Acres</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</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	2	2	2	2	2	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>6.6</b>	<b>6.6</b>	<b>6.6</b>	<b>6.6</b>	<b>6.6</b>	<b>0.0</b>	<b>0%</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).