

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 165.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,758</b>	<b>2,859</b>	<b>2,895</b>	<b>2,954</b>	<b>2,992</b>	<b>234</b>	<b>8%</b>
Household Population	2,758	2,859	2,895	2,954	2,992	234	8%
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>1,124</b>	<b>1,124</b>	<b>1,124</b>	<b>1,124</b>	<b>1,128</b>	<b>4</b>	<b>0%</b>
Single Family	400	400	400	400	400	0	0%
Multiple Family	506	506	506	506	506	0	0%
Mobile Homes	218	218	218	218	222	4	2%
<b>Occupied Housing Units</b>	<b>1,034</b>	<b>1,060</b>	<b>1,064</b>	<b>1,068</b>	<b>1,072</b>	<b>38</b>	<b>4%</b>
Single Family	381	392	392	392	392	11	3%
Multiple Family	458	480	482	484	484	26	6%
Mobile Homes	195	188	190	192	196	1	1%
<b>Vacancy Rate</b>	<b>8.0%</b>	<b>5.7%</b>	<b>5.3%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>-3.0</b>	<b>-38%</b>
Single Family	4.8%	2.0%	2.0%	2.0%	2.0%	-2.8	-58%
Multiple Family	9.5%	5.1%	4.7%	4.3%	4.3%	-5.2	-55%
Mobile Homes	10.6%	13.8%	12.8%	11.9%	0.0%	-10.6	-100%
<b>Persons per Household</b>	<b>2.67</b>	<b>2.70</b>	<b>2.72</b>	<b>2.77</b>	<b>2.79</b>	<b>0.12</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	126	100	85	75	69	-57	-45%
\$15,000-\$29,999	225	202	175	155	142	-83	-37%
\$30,000-\$44,999	237	237	229	216	208	-29	-12%
\$45,000-\$59,999	189	192	192	190	188	-1	-1%
\$60,000-\$74,999	149	170	173	174	174	25	17%
\$75,000-\$99,999	64	93	111	121	125	61	95%
\$100,000-\$124,999	30	47	67	82	89	59	197%
\$125,000-\$149,999	9	10	18	35	49	40	444%
\$150,000-\$199,999	1	8	13	17	25	24	2400%
\$200,000 or more	4	1	1	3	3	-1	-25%
Total Households	1,034	1,060	1,064	1,068	1,072	38	4%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$40,506	\$44,430	\$48,359	\$51,947	\$54,335	\$13,829	34%

**\*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.

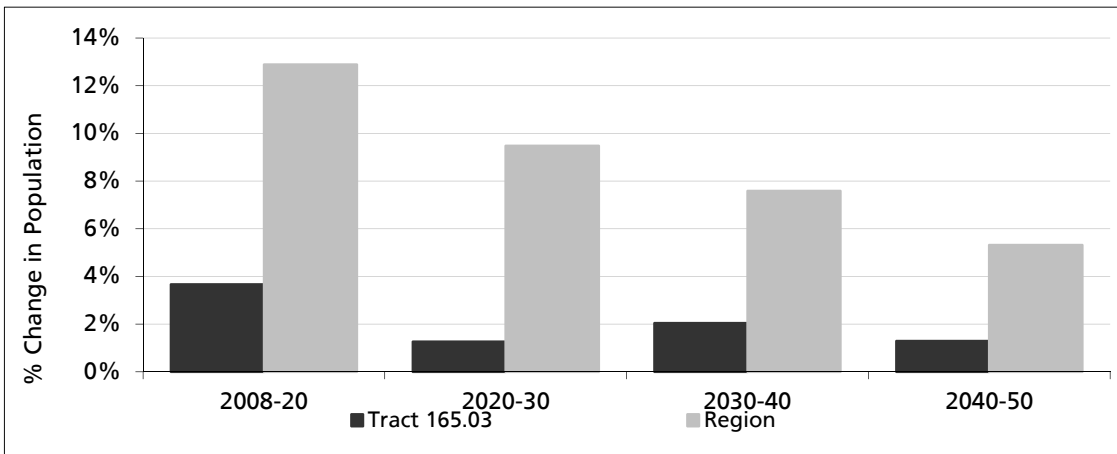
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,758</b>	<b>2,859</b>	<b>2,895</b>	<b>2,954</b>	<b>2,992</b>	<b>234</b>	<b>8%</b>
Under 5	249	230	221	249	270	21	8%
5 to 9	209	219	250	189	215	6	3%
10 to 14	208	223	164	204	231	23	11%
15 to 17	118	107	139	85	106	-12	-10%
18 to 19	76	81	54	83	50	-26	-34%
20 to 24	150	119	145	162	157	7	5%
25 to 29	195	220	208	221	230	35	18%
30 to 34	274	261	271	272	273	-1	0%
35 to 39	168	176	207	179	195	27	16%
40 to 44	147	167	162	172	153	6	4%
45 to 49	229	131	111	145	154	-75	-33%
50 to 54	166	172	130	127	114	-52	-31%
55 to 59	128	155	131	117	132	4	3%
60 to 61	77	68	79	72	58	-19	-25%
62 to 64	54	90	88	73	83	29	54%
65 to 69	93	128	142	94	86	-7	-8%
70 to 74	82	120	136	137	95	13	16%
75 to 79	51	82	123	159	164	113	222%
80 to 84	49	49	75	108	94	45	92%
85 and over	35	61	59	106	132	97	277%
Median Age	33.2	34.4	34.9	35.3	34.3	1.1	3%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,758</b>	<b>2,859</b>	<b>2,895</b>	<b>2,954</b>	<b>2,992</b>	<b>234</b>	<b>8%</b>
Hispanic	595	815	933	1,061	1,193	598	101%
Non-Hispanic	2,163	2,044	1,962	1,893	1,799	-364	-17%
White	1,780	1,601	1,465	1,334	1,167	-613	-34%
Black	151	179	207	236	278	127	84%
American Indian	15	16	14	23	8	-7	-47%
Asian	55	74	94	106	151	96	175%
Hawaiian / Pacific Islander	3	12	14	15	12	9	300%
Other	6	8	5	6	1	-5	-83%
Two or More Races	153	154	163	173	182	29	19%

## GROWTH TRENDS IN TOTAL POPULATION



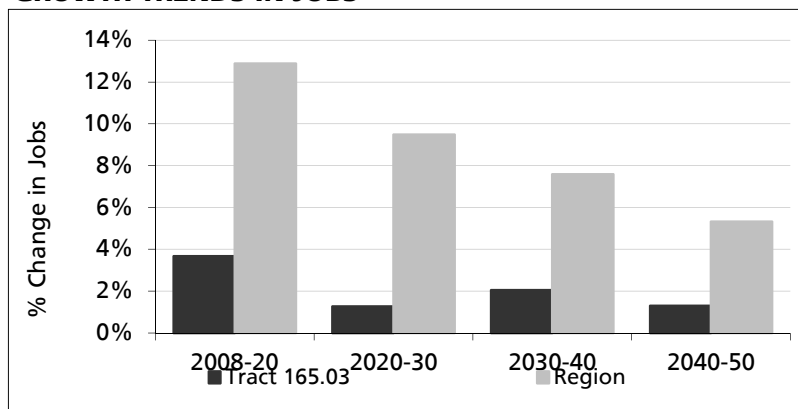
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>128</b>	<b>128</b>	<b>128</b>	<b>128</b>	<b>128</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	128	128	128	128	128	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>159</b>	<b>159</b>	<b>159</b>	<b>159</b>	<b>159</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>159</b>	<b>159</b>	<b>159</b>	<b>159</b>	<b>159</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	73	73	73	73	73	0	0%
Multiple Family	27	27	27	27	27	0	0%
Mobile Homes	26	26	26	26	26	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	2	2	2	2	2	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	26	26	26	26	26	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	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>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	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>27.5</b>	<b>27.5</b>	<b>27.5</b>	<b>27.5</b>	<b>27.5</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</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).