

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 154.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,518</b>	<b>2,608</b>	<b>2,678</b>	<b>2,733</b>	<b>2,745</b>	<b>227</b>	<b>9%</b>
Household Population	2,518	2,608	2,678	2,733	2,745	227	9%
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>891</b>	<b>932</b>	<b>941</b>	<b>941</b>	<b>941</b>	<b>50</b>	<b>6%</b>
Single Family	891	932	941	941	941	50	6%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>868</b>	<b>896</b>	<b>912</b>	<b>915</b>	<b>917</b>	<b>49</b>	<b>6%</b>
Single Family	868	896	912	915	917	49	6%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.6%</b>	<b>3.9%</b>	<b>3.1%</b>	<b>2.8%</b>	<b>2.6%</b>	<b>0.0</b>	<b>0%</b>
Single Family	2.6%	3.9%	3.1%	2.8%	2.6%	0.0	0%
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>2.90</b>	<b>2.91</b>	<b>2.94</b>	<b>2.99</b>	<b>2.99</b>	<b>0.09</b>	<b>3%</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	19	14	9	6	6	-13	-68%
\$15,000-\$29,999	53	46	38	31	21	-32	-60%
\$30,000-\$44,999	79	65	54	47	44	-35	-44%
\$45,000-\$59,999	127	117	103	92	86	-41	-32%
\$60,000-\$74,999	104	96	92	86	83	-21	-20%
\$75,000-\$99,999	128	144	143	140	137	9	7%
\$100,000-\$124,999	118	147	150	150	150	32	27%
\$125,000-\$149,999	85	116	120	122	122	37	44%
\$150,000-\$199,999	45	62	98	122	142	97	216%
\$200,000 or more	110	89	105	119	126	16	15%
Total Households	868	896	912	915	917	49	6%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$85,156	\$94,097	\$102,833	\$109,250	\$113,583	\$28,427	33%

**\*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.

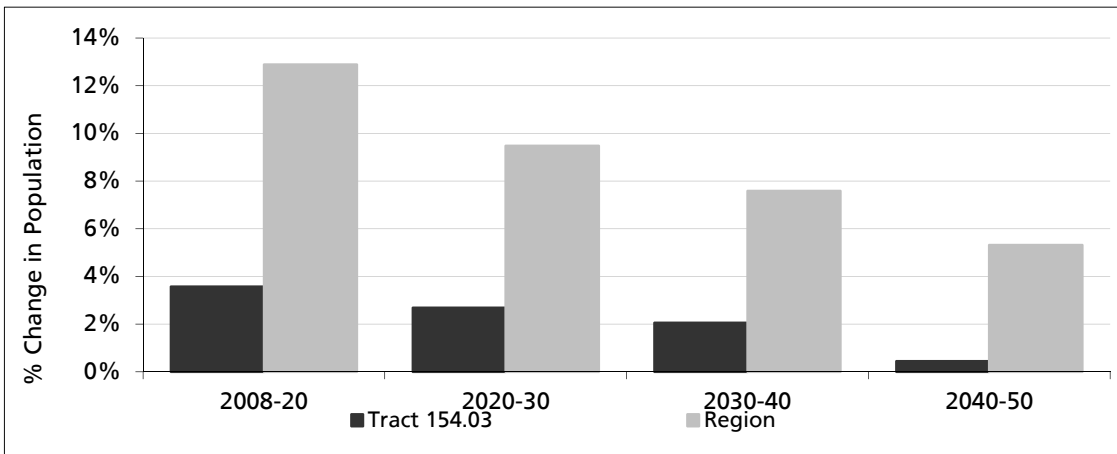
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,518</b>	<b>2,608</b>	<b>2,678</b>	<b>2,733</b>	<b>2,745</b>	<b>227</b>	<b>9%</b>
Under 5	159	160	174	190	206	47	30%
5 to 9	194	212	244	272	296	102	53%
10 to 14	174	176	174	190	209	35	20%
15 to 17	139	134	112	125	131	-8	-6%
18 to 19	93	84	69	75	81	-12	-13%
20 to 24	190	172	189	197	206	16	8%
25 to 29	122	131	131	129	132	10	8%
30 to 34	78	77	73	80	83	5	6%
35 to 39	70	51	65	67	76	6	9%
40 to 44	124	99	110	114	121	-3	-2%
45 to 49	156	121	106	131	141	-15	-10%
50 to 54	171	137	124	149	148	-23	-13%
55 to 59	167	177	137	119	151	-16	-10%
60 to 61	95	107	81	62	79	-16	-17%
62 to 64	112	160	129	102	98	-14	-13%
65 to 69	141	219	222	166	123	-18	-13%
70 to 74	117	189	232	190	146	29	25%
75 to 79	93	98	149	161	116	23	25%
80 to 84	82	65	112	139	116	34	41%
85 and over	41	39	45	75	86	45	110%
Median Age	41.6	45.3	44.9	41.8	36.9	-4.7	-11%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,518</b>	<b>2,608</b>	<b>2,678</b>	<b>2,733</b>	<b>2,745</b>	<b>227</b>	<b>9%</b>
Hispanic	226	317	396	486	588	362	160%
Non-Hispanic	2,292	2,291	2,282	2,247	2,157	-135	-6%
White	2,038	1,965	1,889	1,785	1,617	-421	-21%
Black	58	80	97	116	140	82	141%
American Indian	14	15	15	14	12	-2	-14%
Asian	71	107	138	176	216	145	204%
Hawaiian / Pacific Islander	10	15	18	14	16	6	60%
Other	20	22	26	29	32	12	60%
Two or More Races	81	87	99	113	124	43	53%

## GROWTH TRENDS IN TOTAL POPULATION



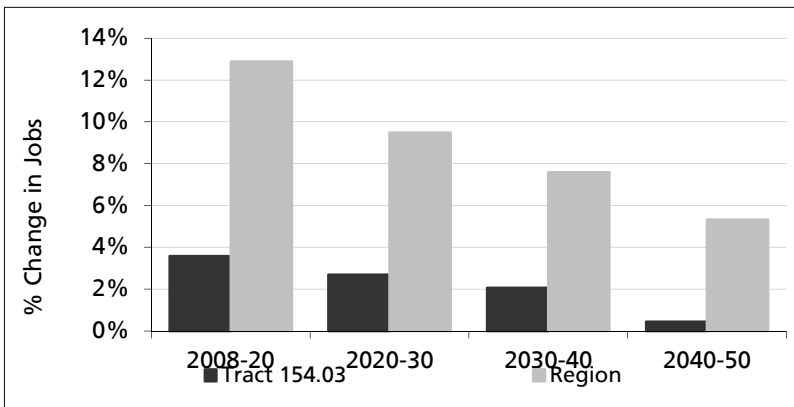
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>437</b>	<b>437</b>	<b>437</b>	<b>440</b>	<b>440</b>	<b>3</b>	<b>1%</b>
Civilian Jobs	437	437	437	440	440	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>764</b>	<b>764</b>	<b>764</b>	<b>764</b>	<b>764</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>722</b>	<b>754</b>	<b>760</b>	<b>760</b>	<b>760</b>	<b>38</b>	<b>5%</b>
Low Density Single Family	8	17	17	17	17	9	112%
Single Family	598	620	626	626	626	29	5%
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	1	1	1	1	1	0	0%
Commercial/Services	15	15	15	15	15	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	99	99	99	99	99	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>40</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>-38</b>	<b>-96%</b>
Low Density Single Family	9	0	0	0	0	-9	-100%
Single Family	30	8	2	2	2	-29	-95%
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>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>27.7</b>	<b>27.7</b>	<b>27.7</b>	<b>27.9</b>	<b>27.9</b>	<b>0.2</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>0.0</b>	<b>-1%</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).