

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 121.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,192</b>	<b>2,143</b>	<b>2,198</b>	<b>2,259</b>	<b>2,301</b>	<b>109</b>	<b>5%</b>
Household Population	2,185	2,122	2,149	2,168	2,187	2	0%
Group Quarters Population	7	21	49	91	114	107	1529%
Civilian	7	21	49	91	114	107	1529%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>687</b>	<b>687</b>	<b>687</b>	<b>690</b>	<b>695</b>	<b>8</b>	<b>1%</b>
Single Family	439	439	439	442	447	8	2%
Multiple Family	248	248	248	248	248	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>681</b>	<b>650</b>	<b>651</b>	<b>657</b>	<b>663</b>	<b>-18</b>	<b>-3%</b>
Single Family	436	407	408	415	421	-15	-3%
Multiple Family	245	243	243	242	242	-3	-1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>0.9%</b>	<b>5.4%</b>	<b>5.2%</b>	<b>4.8%</b>	<b>4.6%</b>	<b>3.7</b>	<b>411%</b>
Single Family	0.7%	7.3%	7.1%	6.1%	5.8%	5.1	729%
Multiple Family	1.2%	2.0%	2.0%	2.4%	2.4%	1.2	100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.21</b>	<b>3.26</b>	<b>3.30</b>	<b>3.30</b>	<b>3.30</b>	<b>0.09</b>	<b>3%</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.

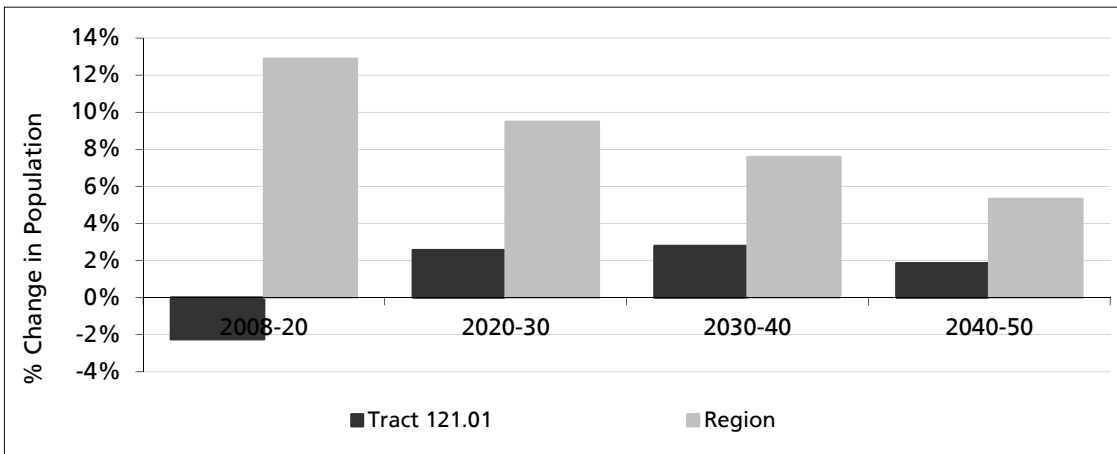
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,192</b>	<b>2,143</b>	<b>2,198</b>	<b>2,259</b>	<b>2,301</b>	<b>109</b>	<b>5%</b>
Under 5	209	183	173	166	148	-61	-29%
5 to 9	169	189	166	160	146	-23	-14%
10 to 14	148	156	142	133	126	-22	-15%
15 to 17	103	81	75	68	67	-36	-35%
18 to 19	65	49	56	49	48	-17	-26%
20 to 24	165	131	163	152	147	-18	-11%
25 to 29	189	171	156	160	147	-42	-22%
30 to 34	162	132	108	126	114	-48	-30%
35 to 39	129	108	111	98	100	-29	-22%
40 to 44	135	129	121	99	121	-14	-10%
45 to 49	106	112	99	100	98	-8	-8%
50 to 54	101	114	118	110	92	-9	-9%
55 to 59	100	127	134	118	125	25	25%
60 to 61	36	55	63	68	73	37	103%
62 to 64	36	46	45	49	45	9	25%
65 to 69	55	81	101	113	107	52	95%
70 to 74	73	95	133	157	176	103	141%
75 to 79	85	85	131	180	211	126	148%
80 to 84	64	47	60	84	99	35	55%
85 and over	62	52	43	69	111	49	79%
Median Age	31.5	34.2	37.7	40.9	44.4	12.9	41%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,192</b>	<b>2,143</b>	<b>2,198</b>	<b>2,259</b>	<b>2,301</b>	<b>109</b>	<b>5%</b>
Hispanic	1,585	1,709	1,886	1,973	2,030	445	28%
Non-Hispanic	607	434	312	286	271	-336	-55%
White	306	138	12	0	0	-306	-100%
Black	40	32	25	15	5	-35	-88%
American Indian	12	14	14	14	12	0	0%
Asian	189	187	189	179	172	-17	-9%
Hawaiian / Pacific Islander	19	17	17	17	16	-3	-16%
Other	12	17	22	27	31	19	158%
Two or More Races	29	29	33	34	35	6	21%

## GROWTH TRENDS IN TOTAL POPULATION



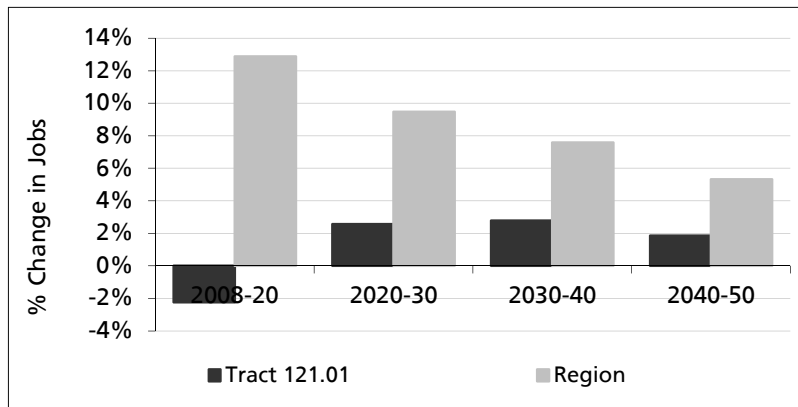
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	199	199	199	199	199	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>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>157</b>	<b>157</b>	<b>157</b>	<b>158</b>	<b>159</b>	<b>2</b>	<b>1%</b>
Low Density Single Family	5	0	0	0	0	-5	-100%
Single Family	84	89	89	90	91	7	8%
Multiple Family	8	8	8	8	8	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	26	26	26	26	26	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	34	34	34	34	34	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
<b>Vacant Developable Acres</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>-2</b>	<b>-66%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	1	0	-2	-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	1	1	1	1	1	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>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>
<b>Residential Density<sup>4</sup></b>	<b>7.1</b>	<b>7.1</b>	<b>7.1</b>	<b>7.1</b>	<b>7.0</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).