

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 110.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,778</b>	<b>2,955</b>	<b>3,023</b>	<b>3,084</b>	<b>3,143</b>	<b>365</b>	<b>13%</b>
Household Population	2,419	2,593	2,653	2,708	2,755	336	14%
Group Quarters Population	359	362	370	376	388	29	8%
Civilian	359	362	370	376	388	29	8%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,534</b>	<b>1,557</b>	<b>1,576</b>	<b>1,577</b>	<b>1,578</b>	<b>44</b>	<b>3%</b>
Single Family	584	580	573	573	574	-10	-2%
Multiple Family	950	977	1,003	1,004	1,004	54	6%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,208</b>	<b>1,293</b>	<b>1,322</b>	<b>1,328</b>	<b>1,335</b>	<b>127</b>	<b>11%</b>
Single Family	526	524	520	522	525	-1	0%
Multiple Family	682	769	802	806	810	128	19%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>21.3%</b>	<b>17.0%</b>	<b>16.1%</b>	<b>15.8%</b>	<b>15.4%</b>	<b>-5.9</b>	<b>-28%</b>
Single Family	9.9%	9.7%	9.2%	8.9%	8.5%	-1.4	-14%
Multiple Family	28.2%	21.3%	20.0%	19.7%	19.3%	-8.9	-32%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.00</b>	<b>2.01</b>	<b>2.01</b>	<b>2.04</b>	<b>2.06</b>	<b>0.06</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	68	52	38	30	24	-44	-65%
\$15,000-\$29,999	150	135	101	84	75	-75	-50%
\$30,000-\$44,999	206	159	132	115	104	-102	-50%
\$45,000-\$59,999	174	176	159	145	139	-35	-20%
\$60,000-\$74,999	187	174	162	152	145	-42	-22%
\$75,000-\$99,999	199	220	215	207	200	1	1%
\$100,000-\$124,999	87	99	101	102	102	15	17%
\$125,000-\$149,999	41	77	90	93	93	52	127%
\$150,000-\$199,999	63	142	192	216	224	161	256%
\$200,000 or more	33	59	132	184	229	196	594%
Total Households	1,208	1,293	1,322	1,328	1,335	127	11%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$60,481	\$70,733	\$83,023	\$91,667	\$97,563	\$37,082	61%

**\*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.

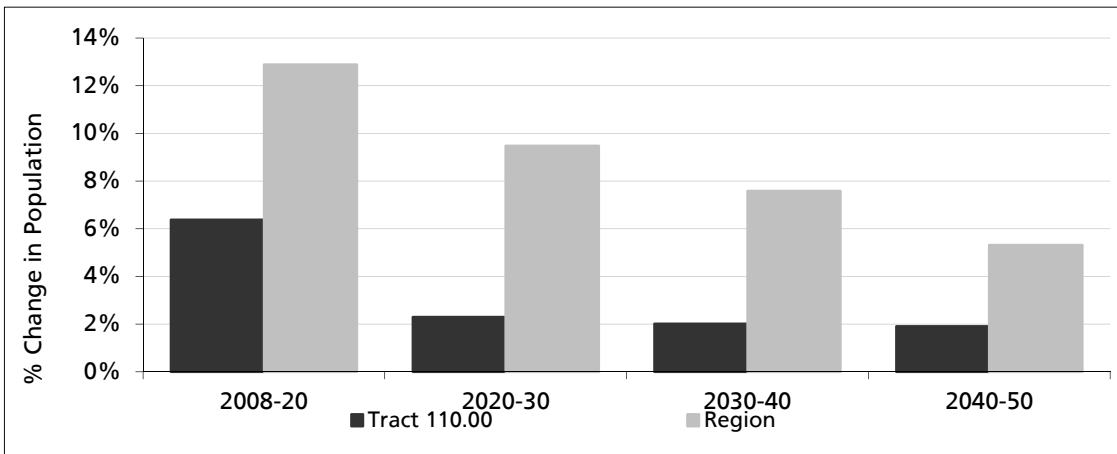
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,778</b>	<b>2,955</b>	<b>3,023</b>	<b>3,084</b>	<b>3,143</b>	<b>365</b>	<b>13%</b>
Under 5	168	153	152	142	138	-30	-18%
5 to 9	139	131	129	120	119	-20	-14%
10 to 14	131	127	119	114	108	-23	-18%
15 to 17	98	87	75	75	75	-23	-23%
18 to 19	72	66	58	57	60	-12	-17%
20 to 24	157	156	140	127	133	-24	-15%
25 to 29	110	144	136	115	122	12	11%
30 to 34	158	167	156	150	149	-9	-6%
35 to 39	169	134	166	163	140	-29	-17%
40 to 44	154	125	131	117	122	-32	-21%
45 to 49	209	162	125	151	157	-52	-25%
50 to 54	212	189	144	158	158	-54	-25%
55 to 59	195	224	169	131	169	-26	-13%
60 to 61	90	120	101	80	104	14	16%
62 to 64	86	137	121	111	115	29	34%
65 to 69	151	258	288	237	201	50	33%
70 to 74	103	183	241	211	176	73	71%
75 to 79	73	86	145	165	142	69	95%
80 to 84	93	84	153	211	199	106	114%
85 and over	210	222	274	449	556	346	165%
Median Age	45.8	50.7	54.3	57.0	57.7	11.9	26%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,778</b>	<b>2,955</b>	<b>3,023</b>	<b>3,084</b>	<b>3,143</b>	<b>365</b>	<b>13%</b>
Hispanic	245	265	289	314	329	84	34%
Non-Hispanic	2,533	2,690	2,734	2,770	2,814	281	11%
White	2,183	2,284	2,305	2,321	2,349	166	8%
Black	140	156	154	152	150	10	7%
American Indian	19	18	16	14	13	-6	-32%
Asian	95	123	143	163	179	84	88%
Hawaiian / Pacific Islander	13	13	13	13	13	0	0%
Other	5	5	5	5	5	0	0%
Two or More Races	78	91	98	102	105	27	35%

## GROWTH TRENDS IN TOTAL POPULATION



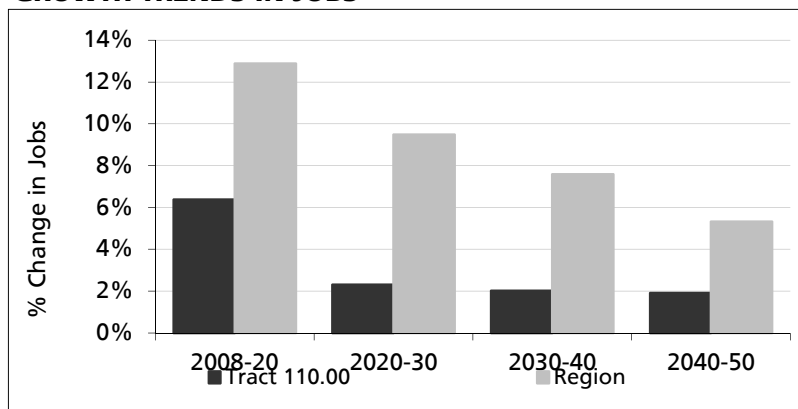
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,857</b>	<b>1,874</b>	<b>1,874</b>	<b>1,874</b>	<b>1,874</b>	<b>17</b>	<b>1%</b>
Civilian Jobs	1,857	1,874	1,874	1,874	1,874	17	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>208</b>	<b>208</b>	<b>208</b>	<b>208</b>	<b>208</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>206</b>	<b>207</b>	<b>208</b>	<b>208</b>	<b>208</b>	<b>1</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	57	56	56	56	56	-1	-2%
Multiple Family	25	26	27	27	27	2	7%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	39	40	40	40	40	1	2%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	51	51	51	51	51	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	32	32	32	32	32	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	0	-1	-100%
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>46.5</b>	<b>45.9</b>	<b>45.9</b>	<b>45.9</b>	<b>45.9</b>	<b>-0.5</b>	<b>-1%</b>
<b>Residential Density<sup>4</sup></b>	<b>18.4</b>	<b>18.6</b>	<b>18.7</b>	<b>18.7</b>	<b>18.8</b>	<b>0.4</b>	<b>2%</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).