

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 103.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,809</b>	<b>4,754</b>	<b>4,805</b>	<b>4,998</b>	<b>5,103</b>	<b>294</b>	<b>6%</b>
Household Population	4,809	4,754	4,805	4,998	5,103	294	6%
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>1,590</b>	<b>1,590</b>	<b>1,593</b>	<b>1,634</b>	<b>1,663</b>	<b>73</b>	<b>5%</b>
Single Family	1,251	1,251	1,253	1,285	1,262	11	1%
Multiple Family	339	339	340	349	401	62	18%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,578</b>	<b>1,547</b>	<b>1,553</b>	<b>1,592</b>	<b>1,621</b>	<b>43</b>	<b>3%</b>
Single Family	1,247	1,220	1,224	1,256	1,235	-12	-1%
Multiple Family	331	327	329	336	386	55	17%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>0.8%</b>	<b>2.7%</b>	<b>2.5%</b>	<b>2.6%</b>	<b>2.5%</b>	<b>1.7</b>	<b>213%</b>
Single Family	0.3%	2.5%	2.3%	2.3%	2.1%	1.8	600%
Multiple Family	2.4%	3.5%	3.2%	3.7%	3.7%	1.3	54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.05</b>	<b>3.07</b>	<b>3.09</b>	<b>3.14</b>	<b>3.15</b>	<b>0.10</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	238	198	169	143	135	-103	-43%
\$15,000-\$29,999	235	201	180	168	163	-72	-31%
\$30,000-\$44,999	352	342	338	336	337	-15	-4%
\$45,000-\$59,999	283	277	279	282	284	1	0%
\$60,000-\$74,999	154	157	160	165	168	14	9%
\$75,000-\$99,999	179	226	249	264	272	93	52%
\$100,000-\$124,999	82	97	129	167	184	102	124%
\$125,000-\$149,999	38	40	40	51	57	19	50%
\$150,000-\$199,999	12	9	9	12	16	4	33%
\$200,000 or more	5	0	0	4	5	0	0%
Total Households	1,578	1,547	1,553	1,592	1,621	43	3%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$43,466	\$46,760	\$49,812	\$52,926	\$54,269	\$10,803	25%

**\*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.

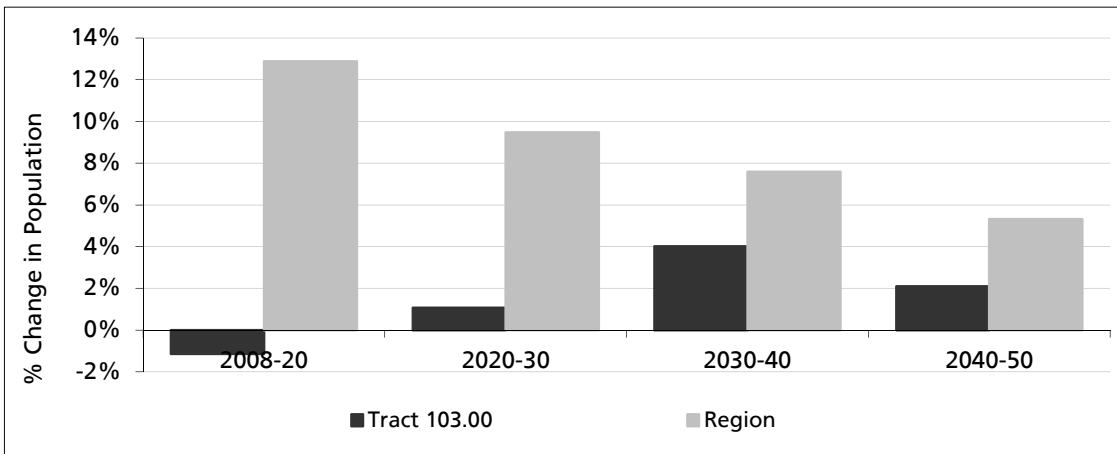
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,809</b>	<b>4,754</b>	<b>4,805</b>	<b>4,998</b>	<b>5,103</b>	<b>294</b>	<b>6%</b>
Under 5	288	274	254	249	227	-61	-21%
5 to 9	311	327	296	298	284	-27	-9%
10 to 14	288	310	275	271	265	-23	-8%
15 to 17	212	201	183	175	181	-31	-15%
18 to 19	173	147	147	143	148	-25	-14%
20 to 24	351	313	339	321	315	-36	-10%
25 to 29	318	317	298	290	279	-39	-12%
30 to 34	328	278	239	280	281	-47	-14%
35 to 39	329	244	259	263	260	-69	-21%
40 to 44	323	262	272	260	290	-33	-10%
45 to 49	368	289	253	290	291	-77	-21%
50 to 54	350	319	305	322	298	-52	-15%
55 to 59	288	324	300	278	322	34	12%
60 to 61	85	110	107	105	130	45	53%
62 to 64	85	126	129	136	135	50	59%
65 to 69	130	203	227	215	191	61	47%
70 to 74	170	265	330	322	324	154	91%
75 to 79	157	175	259	299	291	134	85%
80 to 84	138	124	181	249	276	138	100%
85 and over	117	146	152	232	315	198	169%
Median Age	37.1	39.3	42.1	44.0	45.4	8.3	22%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,809</b>	<b>4,754</b>	<b>4,805</b>	<b>4,998</b>	<b>5,103</b>	<b>294</b>	<b>6%</b>
Hispanic	1,984	2,259	2,506	2,936	3,401	1,417	71%
Non-Hispanic	2,825	2,495	2,299	2,062	1,702	-1,123	-40%
White	2,126	1,765	1,543	1,258	856	-1,270	-60%
Black	77	85	86	86	83	6	8%
American Indian	37	19	10	5	2	-35	-95%
Asian	343	367	386	415	443	100	29%
Hawaiian / Pacific Islander	17	12	9	7	6	-11	-65%
Other	6	4	2	2	2	-4	-67%
Two or More Races	219	243	263	289	310	91	42%

## GROWTH TRENDS IN TOTAL POPULATION



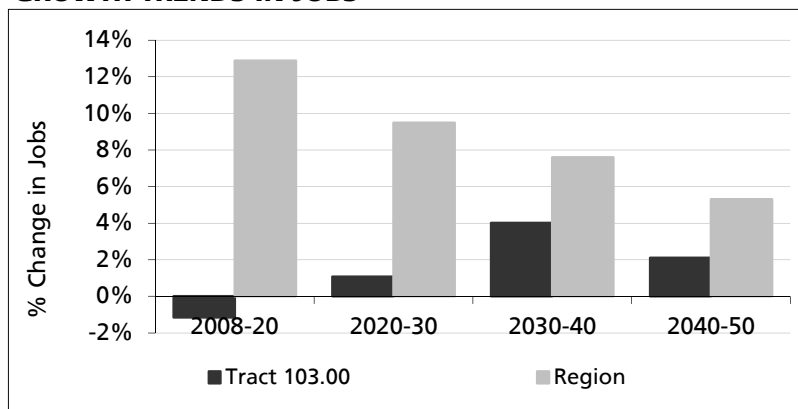
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,355</b>	<b>1,355</b>	<b>1,364</b>	<b>1,383</b>	<b>1,383</b>	<b>28</b>	<b>2%</b>
Civilian Jobs	1,355	1,355	1,364	1,383	1,383	28	2%
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>277</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	165	165	166	165	162	-3	-2%
Multiple Family	10	10	10	11	14	3	31%
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	-100%
Commercial/Services	12	12	12	12	12	0	0%
Office	2	2	2	2	2	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	75	75	75	75	75	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-32%</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	-100%
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>53.4</b>	<b>53.4</b>	<b>54.1</b>	<b>54.8</b>	<b>54.8</b>	<b>1.5</b>	<b>3%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.0</b>	<b>9.0</b>	<b>9.1</b>	<b>9.3</b>	<b>9.4</b>	<b>0.4</b>	<b>4%</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).