

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.56**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,600</b>	<b>3,647</b>	<b>3,689</b>	<b>3,859</b>	<b>3,864</b>	<b>264</b>	<b>7%</b>
Household Population	3,600	3,647	3,689	3,859	3,864	264	7%
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>1,364</b>	<b>1,364</b>	<b>1,364</b>	<b>1,424</b>	<b>1,424</b>	<b>60</b>	<b>4%</b>
Single Family	632	632	632	632	632	0	0%
Multiple Family	732	732	732	792	792	60	8%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,320</b>	<b>1,327</b>	<b>1,327</b>	<b>1,387</b>	<b>1,388</b>	<b>68</b>	<b>5%</b>
Single Family	612	615	618	618	619	7	1%
Multiple Family	708	712	709	769	769	61	9%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.2%</b>	<b>2.7%</b>	<b>2.7%</b>	<b>2.6%</b>	<b>2.5%</b>	<b>-0.7</b>	<b>-22%</b>
Single Family	3.2%	2.7%	2.2%	2.2%	2.1%	-1.1	-34%
Multiple Family	3.3%	2.7%	3.1%	2.9%	2.9%	-0.4	-12%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.73</b>	<b>2.75</b>	<b>2.78</b>	<b>2.78</b>	<b>2.78</b>	<b>0.05</b>	<b>2%</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	62	57	54	40	31	-31	-50%
\$15,000-\$29,999	184	144	135	102	84	-100	-54%
\$30,000-\$44,999	236	216	213	177	155	-81	-34%
\$45,000-\$59,999	219	206	206	181	156	-63	-29%
\$60,000-\$74,999	255	257	257	240	216	-39	-15%
\$75,000-\$99,999	235	245	245	252	246	11	5%
\$100,000-\$124,999	75	106	106	131	136	61	81%
\$125,000-\$149,999	48	72	76	132	151	103	215%
\$150,000-\$199,999	0	9	20	71	123	123	0%
\$200,000 or more	6	15	15	61	90	84	1400%
Total Households	1,320	1,327	1,327	1,387	1,388	68	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$57,192	\$62,364	\$63,239	\$72,094	\$80,285	\$23,093	40%

**\*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.

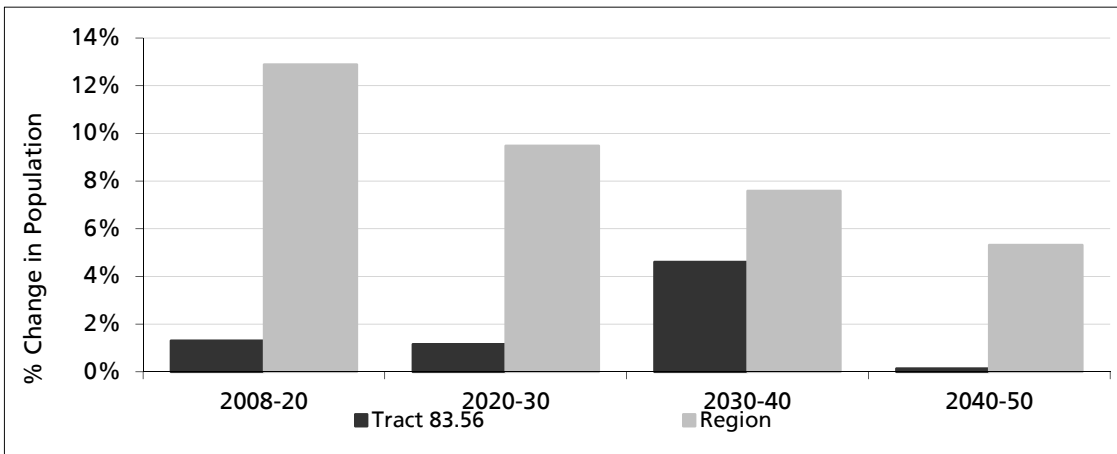
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,600</b>	<b>3,647</b>	<b>3,689</b>	<b>3,859</b>	<b>3,864</b>	<b>264</b>	<b>7%</b>
Under 5	293	255	244	247	238	-55	-19%
5 to 9	261	269	253	252	250	-11	-4%
10 to 14	178	196	176	174	171	-7	-4%
15 to 17	90	87	86	90	96	6	7%
18 to 19	64	49	60	60	58	-6	-9%
20 to 24	122	106	123	120	116	-6	-5%
25 to 29	215	211	206	212	203	-12	-6%
30 to 34	295	296	252	279	254	-41	-14%
35 to 39	407	336	337	347	344	-63	-15%
40 to 44	307	265	272	261	285	-22	-7%
45 to 49	284	229	195	227	225	-59	-21%
50 to 54	298	274	251	271	259	-39	-13%
55 to 59	200	231	199	180	202	2	1%
60 to 61	78	104	94	90	103	25	32%
62 to 64	81	134	130	126	133	52	64%
65 to 69	122	212	250	240	223	101	83%
70 to 74	88	139	190	186	178	90	102%
75 to 79	96	112	187	224	215	119	124%
80 to 84	57	57	86	116	119	62	109%
85 and over	64	85	98	157	192	128	200%
Median Age	38.5	40.3	42.0	42.8	43.5	5.0	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,600</b>	<b>3,647</b>	<b>3,689</b>	<b>3,859</b>	<b>3,864</b>	<b>264</b>	<b>7%</b>
Hispanic	356	410	446	501	536	180	51%
Non-Hispanic	3,244	3,237	3,243	3,358	3,328	84	3%
White	1,492	1,298	1,251	1,161	1,011	-481	-32%
Black	158	174	170	178	180	22	14%
American Indian	8	22	31	34	34	26	325%
Asian	1,441	1,571	1,587	1,740	1,826	385	27%
Hawaiian / Pacific Islander	2	4	6	8	10	8	400%
Other	3	5	9	11	13	10	333%
Two or More Races	140	163	189	226	254	114	81%

## GROWTH TRENDS IN TOTAL POPULATION



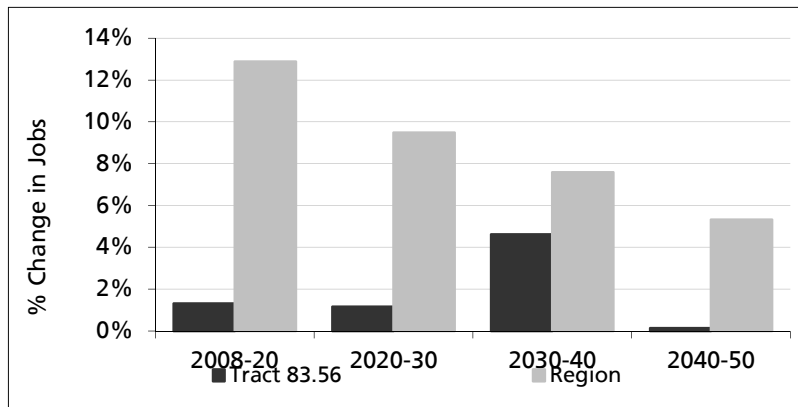
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>176</b>	<b>176</b>	<b>176</b>	<b>176</b>	<b>176</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	176	176	176	176	176	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>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	75	75	75	75	75	0	0%
Multiple Family	37	37	37	37	37	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	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	33	33	33	33	33	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>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>Residential Density<sup>4</sup></b>	<b>12.1</b>	<b>12.1</b>	<b>12.1</b>	<b>12.6</b>	<b>12.6</b>	<b>0.5</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).