

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 83.49**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,705</b>	<b>3,653</b>	<b>3,705</b>	<b>3,808</b>	<b>3,827</b>	<b>122</b>	<b>3%</b>
Household Population	3,669	3,605	3,636	3,714	3,724	55	1%
Group Quarters Population	36	48	69	94	103	67	186%
Civilian	36	48	69	94	103	67	186%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,083</b>	<b>1,083</b>	<b>1,083</b>	<b>1,104</b>	<b>1,104</b>	<b>21</b>	<b>2%</b>
Single Family	951	951	951	951	951	0	0%
Multiple Family	132	132	132	153	153	21	16%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,057</b>	<b>1,038</b>	<b>1,038</b>	<b>1,060</b>	<b>1,061</b>	<b>4</b>	<b>0%</b>
Single Family	929	916	918	919	920	-9	-1%
Multiple Family	128	122	120	141	141	13	10%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.4%</b>	<b>4.2%</b>	<b>4.2%</b>	<b>4.0%</b>	<b>3.9%</b>	<b>1.5</b>	<b>63%</b>
Single Family	2.3%	3.7%	3.5%	3.4%	3.3%	1.0	43%
Multiple Family	3.0%	7.6%	9.1%	7.8%	7.8%	4.8	160%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.47</b>	<b>3.47</b>	<b>3.50</b>	<b>3.50</b>	<b>3.51</b>	<b>0.04</b>	<b>1%</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	85	74	72	64	56	-29	-34%
\$15,000-\$29,999	117	100	95	74	60	-57	-49%
\$30,000-\$44,999	139	126	121	101	87	-52	-37%
\$45,000-\$59,999	187	175	175	156	142	-45	-24%
\$60,000-\$74,999	175	172	172	162	148	-27	-15%
\$75,000-\$99,999	162	149	148	149	147	-15	-9%
\$100,000-\$124,999	107	106	106	114	114	7	7%
\$125,000-\$149,999	41	61	61	79	83	42	102%
\$150,000-\$199,999	30	62	75	130	161	131	437%
\$200,000 or more	14	13	13	31	63	49	350%
Total Households	1,057	1,038	1,038	1,060	1,061	4	0%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$60,043	\$63,837	\$64,884	\$72,500	\$81,378	\$21,335	36%

**\*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.

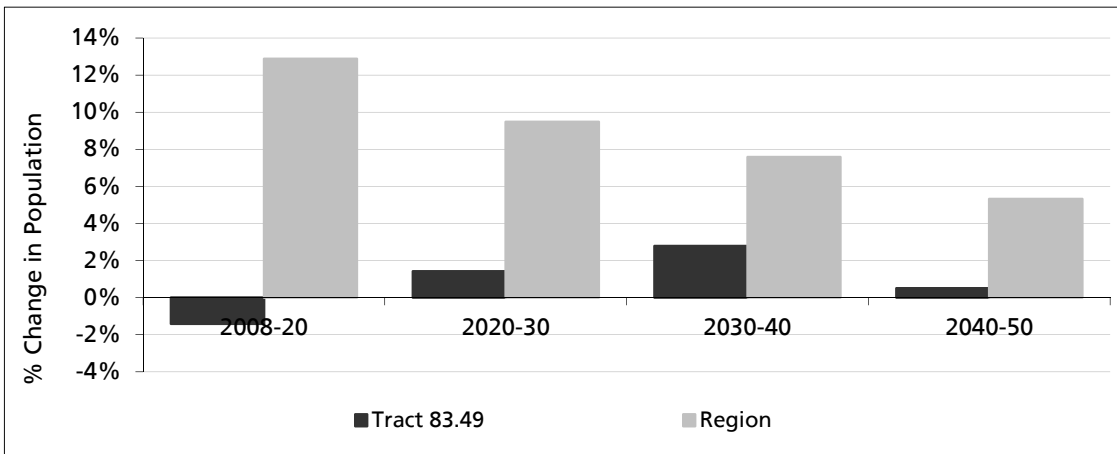
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,705</b>	<b>3,653</b>	<b>3,705</b>	<b>3,808</b>	<b>3,827</b>	<b>122</b>	<b>3%</b>
Under 5	209	178	171	166	158	-51	-24%
5 to 9	196	185	178	177	174	-22	-11%
10 to 14	218	229	204	202	204	-14	-6%
15 to 17	126	118	117	114	123	-3	-2%
18 to 19	130	96	94	96	98	-32	-25%
20 to 24	263	216	242	228	222	-41	-16%
25 to 29	268	259	252	252	250	-18	-7%
30 to 34	300	301	264	297	276	-24	-8%
35 to 39	349	300	321	331	312	-37	-11%
40 to 44	303	267	271	256	295	-8	-3%
45 to 49	280	228	201	226	229	-51	-18%
50 to 54	238	213	202	219	209	-29	-12%
55 to 59	270	297	260	242	267	-3	-1%
60 to 61	89	113	108	109	123	34	38%
62 to 64	85	131	125	119	117	32	38%
65 to 69	117	200	229	218	204	87	74%
70 to 74	84	122	166	169	169	85	101%
75 to 79	87	94	155	181	174	87	100%
80 to 84	60	60	93	122	120	60	100%
85 and over	33	46	52	84	103	70	212%
Median Age	37.0	39.1	40.2	40.8	41.6	4.6	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,705</b>	<b>3,653</b>	<b>3,705</b>	<b>3,808</b>	<b>3,827</b>	<b>122</b>	<b>3%</b>
Hispanic	453	490	528	570	600	147	32%
Non-Hispanic	3,252	3,163	3,177	3,238	3,227	-25	-1%
White	1,165	957	916	821	708	-457	-39%
Black	200	209	202	204	205	5	3%
American Indian	8	23	29	31	30	22	275%
Asian	1,655	1,709	1,715	1,819	1,885	230	14%
Hawaiian / Pacific Islander	17	34	45	53	56	39	229%
Other	1	3	7	7	7	6	600%
Two or More Races	206	228	263	303	336	130	63%

## GROWTH TRENDS IN TOTAL POPULATION



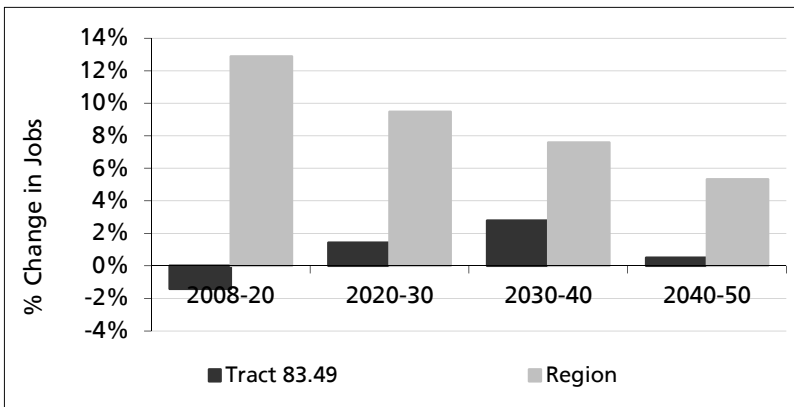
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,277</b>	<b>1,277</b>	<b>1,277</b>	<b>1,277</b>	<b>1,295</b>	<b>18</b>	<b>1%</b>
Civilian Jobs	1,277	1,277	1,277	1,277	1,295	18	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>242</b>	<b>242</b>	<b>242</b>	<b>242</b>	<b>242</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>242</b>	<b>242</b>	<b>242</b>	<b>242</b>	<b>242</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	127	127	127	127	127	0	0%
Multiple Family	6	6	6	6	6	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	36	36	36	36	36	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	62	62	62	62	62	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>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>27.6</b>	<b>27.6</b>	<b>27.6</b>	<b>27.6</b>	<b>27.9</b>	<b>0.4</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.1</b>	<b>8.1</b>	<b>8.1</b>	<b>8.3</b>	<b>8.3</b>	<b>0.2</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).