

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 156.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,880</b>	<b>5,912</b>	<b>6,001</b>	<b>6,065</b>	<b>6,082</b>	<b>202</b>	<b>3%</b>
Household Population	5,854	5,881	5,963	6,014	6,020	166	3%
Group Quarters Population	26	31	38	51	62	36	138%
Civilian	26	31	38	51	62	36	138%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,110</b>	<b>2,112</b>	<b>2,115</b>	<b>2,115</b>	<b>2,117</b>	<b>7</b>	<b>0%</b>
Single Family	1,078	1,080	1,083	1,083	1,083	5	0%
Multiple Family	777	777	777	777	828	51	7%
Mobile Homes	255	255	255	255	206	-49	-19%
<b>Occupied Housing Units</b>	<b>2,041</b>	<b>2,027</b>	<b>2,027</b>	<b>2,027</b>	<b>2,038</b>	<b>-3</b>	<b>0%</b>
Single Family	1,044	1,047	1,051	1,051	1,051	7	1%
Multiple Family	766	749	745	745	796	30	4%
Mobile Homes	231	231	231	231	191	-40	-17%
<b>Vacancy Rate</b>	<b>3.3%</b>	<b>4.0%</b>	<b>4.2%</b>	<b>4.2%</b>	<b>3.7%</b>	<b>0.4</b>	<b>12%</b>
Single Family	3.2%	3.1%	3.0%	3.0%	3.0%	-0.2	-6%
Multiple Family	1.4%	3.6%	4.1%	4.1%	3.9%	2.5	179%
Mobile Homes	9.4%	9.4%	9.4%	9.4%	0.0%	-9.4	-100%
<b>Persons per Household</b>	<b>2.87</b>	<b>2.90</b>	<b>2.94</b>	<b>2.97</b>	<b>2.95</b>	<b>0.08</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	229	203	196	177	152	-77	-34%
\$15,000-\$29,999	463	445	444	426	374	-89	-19%
\$30,000-\$44,999	346	330	330	328	312	-34	-10%
\$45,000-\$59,999	289	289	288	288	285	-4	-1%
\$60,000-\$74,999	319	302	299	299	302	-17	-5%
\$75,000-\$99,999	262	285	285	285	289	27	10%
\$100,000-\$124,999	83	116	125	133	147	64	77%
\$125,000-\$149,999	43	48	49	69	107	64	149%
\$150,000-\$199,999	7	9	11	22	64	57	814%
\$200,000 or more	0	0	0	0	6	6	0%
Total Households	2,041	2,027	2,027	2,027	2,038	-3	0%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$44,241	\$46,843	\$47,266	\$49,297	\$54,526	\$10,285	23%

**\*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.

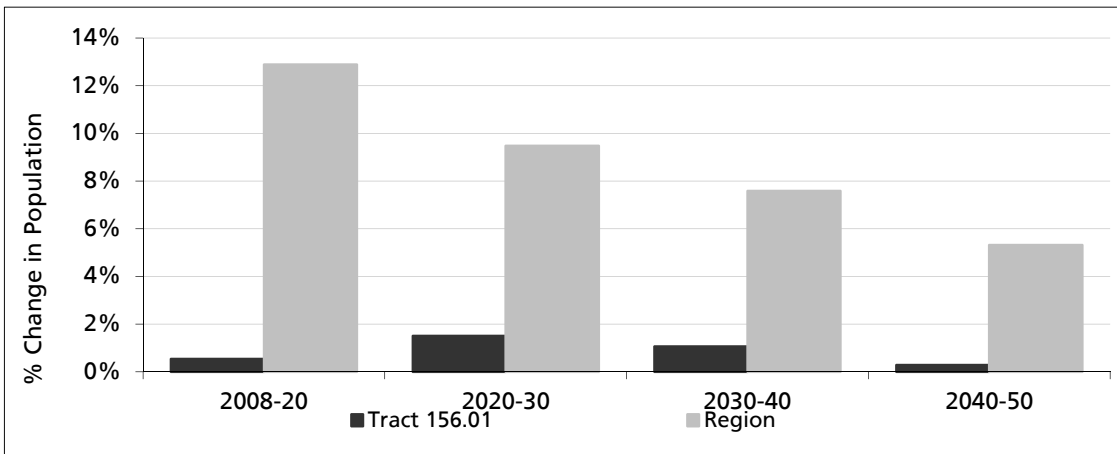
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,880</b>	<b>5,912</b>	<b>6,001</b>	<b>6,065</b>	<b>6,082</b>	<b>202</b>	<b>3%</b>
Under 5	362	346	361	374	373	11	3%
5 to 9	358	332	340	345	331	-27	-8%
10 to 14	473	483	472	491	494	21	4%
15 to 17	320	312	308	326	336	16	5%
18 to 19	202	178	167	166	167	-35	-17%
20 to 24	545	512	585	574	590	45	8%
25 to 29	444	534	527	510	517	73	16%
30 to 34	341	359	332	382	380	39	11%
35 to 39	386	321	369	369	372	-14	-4%
40 to 44	416	345	361	333	380	-36	-9%
45 to 49	467	373	313	378	382	-85	-18%
50 to 54	403	342	299	327	300	-103	-26%
55 to 59	335	381	333	293	353	18	5%
60 to 61	135	162	143	124	145	10	7%
62 to 64	165	235	198	177	168	3	2%
65 to 69	166	267	297	250	210	44	27%
70 to 74	121	199	265	248	235	114	94%
75 to 79	65	71	116	121	91	26	40%
80 to 84	89	71	120	138	109	20	22%
85 and over	87	89	95	139	149	62	71%
Median Age	33.5	33.6	33.6	33.2	33.1	-0.4	-1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,880</b>	<b>5,912</b>	<b>6,001</b>	<b>6,065</b>	<b>6,082</b>	<b>202</b>	<b>3%</b>
Hispanic	1,268	1,633	1,926	2,229	2,564	1,296	102%
Non-Hispanic	4,612	4,279	4,075	3,836	3,518	-1,094	-24%
White	3,976	3,519	3,219	2,881	2,460	-1,516	-38%
Black	142	185	212	240	277	135	95%
American Indian	40	38	33	29	25	-15	-38%
Asian	157	214	261	316	367	210	134%
Hawaiian / Pacific Islander	50	65	73	76	81	31	62%
Other	3	3	3	3	3	0	0%
Two or More Races	244	255	274	291	305	61	25%

## GROWTH TRENDS IN TOTAL POPULATION



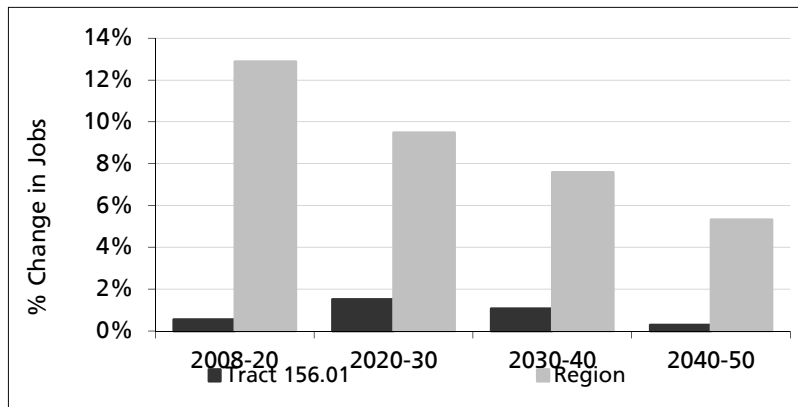
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>618</b>	<b>618</b>	<b>618</b>	<b>618</b>	<b>703</b>	<b>85</b>	<b>14%</b>
Civilian Jobs	618	618	618	618	703	85	14%
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>406</b>	<b>406</b>	<b>406</b>	<b>406</b>	<b>406</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>403</b>	<b>403</b>	<b>404</b>	<b>404</b>	<b>404</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	209	209	210	210	210	1	0%
Multiple Family	32	32	32	32	35	3	8%
Mobile Homes	18	18	18	18	15	-4	-19%
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	37	37	37	37	38	1	3%
Office	0	0	0	0	0	0	0%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	89	89	89	89	89	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	4	0	0%
<b>Vacant Developable Acres</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-1</b>	<b>-37%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	1	1	1	-1	-37%
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>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>12.4</b>	<b>12.4</b>	<b>12.4</b>	<b>12.4</b>	<b>13.9</b>	<b>1.4</b>	<b>12%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.1</b>	<b>8.1</b>	<b>8.1</b>	<b>8.1</b>	<b>8.2</b>	<b>0.0</b>	<b>0%</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).