

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 132.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,012</b>	<b>3,990</b>	<b>4,078</b>	<b>4,099</b>	<b>4,161</b>	<b>149</b>	<b>4%</b>
Household Population	4,010	3,978	4,057	4,069	4,124	114	3%
Group Quarters Population	2	12	21	30	37	35	1750%
Civilian	2	12	21	30	37	35	1750%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,137</b>	<b>1,137</b>	<b>1,139</b>	<b>1,119</b>	<b>1,122</b>	<b>-15</b>	<b>-1%</b>
Single Family	454	454	454	434	434	-20	-4%
Multiple Family	244	244	244	244	244	0	0%
Mobile Homes	439	439	441	441	444	5	1%
<b>Occupied Housing Units</b>	<b>1,102</b>	<b>1,087</b>	<b>1,095</b>	<b>1,079</b>	<b>1,079</b>	<b>-23</b>	<b>-2%</b>
Single Family	441	429	432	413	413	-28	-6%
Multiple Family	236	231	232	235	232	-4	-2%
Mobile Homes	425	427	431	431	434	9	2%
<b>Vacancy Rate</b>	<b>3.1%</b>	<b>4.4%</b>	<b>3.9%</b>	<b>3.6%</b>	<b>3.8%</b>	<b>0.7</b>	<b>23%</b>
Single Family	2.9%	5.5%	4.8%	4.8%	4.8%	1.9	66%
Multiple Family	3.3%	5.3%	4.9%	3.7%	4.9%	1.6	48%
Mobile Homes	3.2%	2.7%	2.3%	2.3%	0.0%	-3.2	-100%
<b>Persons per Household</b>	<b>3.64</b>	<b>3.66</b>	<b>3.71</b>	<b>3.77</b>	<b>3.82</b>	<b>0.18</b>	<b>5%</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	225	177	150	130	126	-99	-44%
\$15,000-\$29,999	264	230	206	184	177	-87	-33%
\$30,000-\$44,999	301	280	268	244	242	-59	-20%
\$45,000-\$59,999	132	133	135	136	136	4	3%
\$60,000-\$74,999	83	119	133	134	131	48	58%
\$75,000-\$99,999	55	84	120	152	165	110	200%
\$100,000-\$124,999	37	48	54	62	63	26	70%
\$125,000-\$149,999	5	11	18	17	17	12	240%
\$150,000-\$199,999	0	5	10	19	21	21	0%
\$200,000 or more	0	0	1	1	1	1	0%
Total Households	1,102	1,087	1,095	1,079	1,079	-23	-2%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$33,090	\$37,313	\$40,718	\$43,863	\$44,659	\$11,569	35%

**\*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.

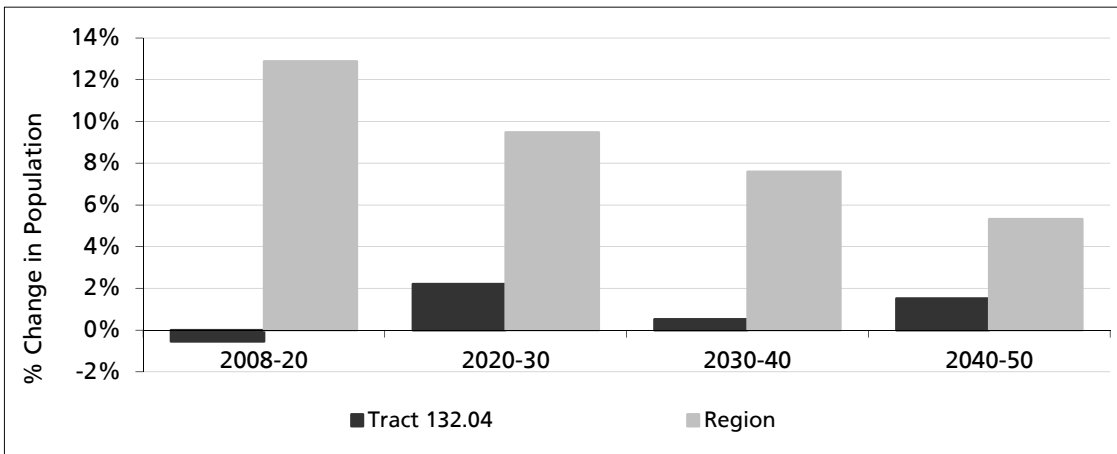
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,012</b>	<b>3,990</b>	<b>4,078</b>	<b>4,099</b>	<b>4,161</b>	<b>149</b>	<b>4%</b>
Under 5	388	328	298	280	250	-138	-36%
5 to 9	308	338	290	278	263	-45	-15%
10 to 14	281	295	262	240	237	-44	-16%
15 to 17	207	173	164	145	144	-63	-30%
18 to 19	134	98	114	96	94	-40	-30%
20 to 24	307	227	282	251	241	-66	-21%
25 to 29	312	281	258	261	242	-70	-22%
30 to 34	297	246	198	238	219	-78	-26%
35 to 39	260	221	224	207	210	-50	-19%
40 to 44	277	272	255	207	253	-24	-9%
45 to 49	286	298	258	267	264	-22	-8%
50 to 54	197	221	224	210	183	-14	-7%
55 to 59	179	242	262	234	254	75	42%
60 to 61	46	70	78	76	76	30	65%
62 to 64	72	117	131	142	130	58	81%
65 to 69	102	161	213	228	217	115	113%
70 to 74	99	137	202	238	272	173	175%
75 to 79	116	122	189	248	285	169	146%
80 to 84	73	68	99	142	172	99	136%
85 and over	71	75	77	111	155	84	118%
Median Age	31.2	35.2	38.9	41.3	43.6	12.4	40%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,012</b>	<b>3,990</b>	<b>4,078</b>	<b>4,099</b>	<b>4,161</b>	<b>149</b>	<b>4%</b>
Hispanic	3,322	3,372	3,482	3,535	3,610	288	9%
Non-Hispanic	690	618	596	564	551	-139	-20%
White	370	315	291	266	253	-117	-32%
Black	85	82	79	73	68	-17	-20%
American Indian	7	5	5	5	5	-2	-29%
Asian	171	165	169	170	174	3	2%
Hawaiian / Pacific Islander	10	8	7	6	6	-4	-40%
Other	1	1	1	1	1	0	0%
Two or More Races	46	42	44	43	44	-2	-4%

## GROWTH TRENDS IN TOTAL POPULATION



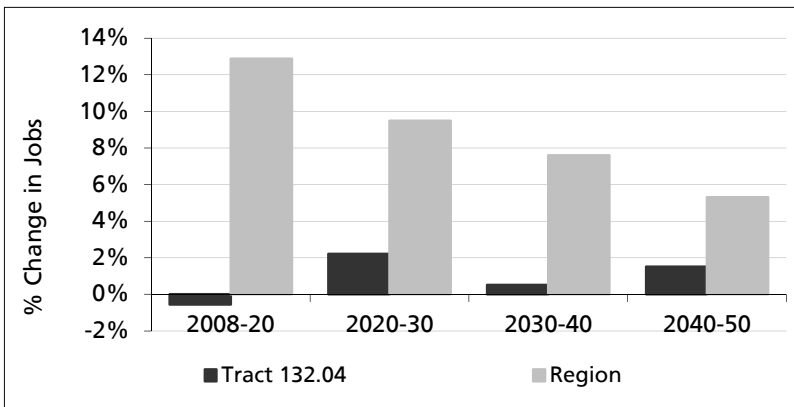
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>556</b>	<b>556</b>	<b>556</b>	<b>643</b>	<b>676</b>	<b>120</b>	<b>22%</b>
Civilian Jobs	556	556	556	643	676	120	22%
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>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>192</b>	<b>192</b>	<b>192</b>	<b>192</b>	<b>193</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	61	61	61	58	58	-2	-4%
Multiple Family	8	8	8	8	8	0	0%
Mobile Homes	46	46	46	46	46	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	14	14	14	16	17	3	20%
Commercial/Services	12	12	12	12	12	0	4%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	44	44	44	44	44	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>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>-1</b>	<b>-22%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	0	0	-41%
Commercial/Services	2	2	2	2	1	0	-27%
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>17.0</b>	<b>17.0</b>	<b>17.0</b>	<b>18.2</b>	<b>18.8</b>	<b>1.8</b>	<b>11%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.9</b>	<b>9.9</b>	<b>9.9</b>	<b>10.0</b>	<b>10.0</b>	<b>0.1</b>	<b>1%</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).