

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 101.09**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,008</b>	<b>5,248</b>	<b>5,322</b>	<b>5,349</b>	<b>5,407</b>	<b>399</b>	<b>8%</b>
Household Population	4,977	5,205	5,258	5,247	5,277	300	6%
Group Quarters Population	31	43	64	102	130	99	319%
Civilian	31	43	64	102	130	99	319%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,197</b>	<b>1,197</b>	<b>1,197</b>	<b>1,197</b>	<b>1,199</b>	<b>2</b>	<b>0%</b>
Single Family	1,035	1,035	1,035	1,035	1,035	0	0%
Multiple Family	162	162	162	162	164	2	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,121</b>	<b>1,170</b>	<b>1,170</b>	<b>1,171</b>	<b>1,173</b>	<b>52</b>	<b>5%</b>
Single Family	988	1,017	1,017	1,019	1,019	31	3%
Multiple Family	133	153	153	152	154	21	16%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.3%</b>	<b>2.3%</b>	<b>2.3%</b>	<b>2.2%</b>	<b>2.2%</b>	<b>-4.1</b>	<b>-65%</b>
Single Family	4.5%	1.7%	1.7%	1.5%	1.5%	-3.0	-67%
Multiple Family	17.9%	5.6%	5.6%	6.2%	6.1%	-11.8	-66%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>4.44</b>	<b>4.45</b>	<b>4.49</b>	<b>4.48</b>	<b>4.50</b>	<b>0.06</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	51	40	28	19	16	-35	-69%
\$15,000-\$29,999	109	102	92	81	74	-35	-32%
\$30,000-\$44,999	243	240	219	203	192	-51	-21%
\$45,000-\$59,999	232	241	237	234	231	-1	0%
\$60,000-\$74,999	194	203	209	214	214	20	10%
\$75,000-\$99,999	123	158	175	191	196	73	59%
\$100,000-\$124,999	67	80	91	102	112	45	67%
\$125,000-\$149,999	48	59	61	63	70	22	46%
\$150,000-\$199,999	41	43	51	54	57	16	39%
\$200,000 or more	13	4	7	10	11	-2	-15%
Total Households	1,121	1,170	1,170	1,171	1,173	52	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$55,183	\$57,635	\$60,646	\$63,400	\$65,152	\$9,969	18%

**\*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.

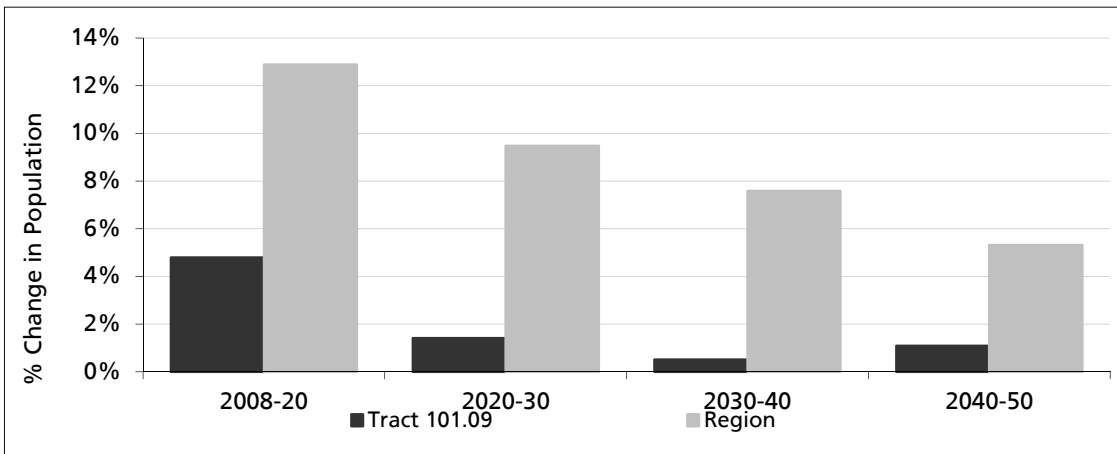
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,008</b>	<b>5,248</b>	<b>5,322</b>	<b>5,349</b>	<b>5,407</b>	<b>399</b>	<b>8%</b>
Under 5	572	552	523	519	491	-81	-14%
5 to 9	338	403	358	356	350	12	4%
10 to 14	299	350	305	292	296	-3	-1%
15 to 17	237	227	222	209	217	-20	-8%
18 to 19	192	160	178	169	175	-17	-9%
20 to 24	529	441	533	492	480	-49	-9%
25 to 29	475	440	422	437	417	-58	-12%
30 to 34	366	331	288	340	327	-39	-11%
35 to 39	264	227	247	246	269	5	2%
40 to 44	256	243	236	207	264	8	3%
45 to 49	306	309	273	290	290	-16	-5%
50 to 54	337	370	382	376	340	3	1%
55 to 59	294	402	426	397	426	132	45%
60 to 61	91	134	135	137	146	55	60%
62 to 64	105	183	184	185	184	79	75%
65 to 69	101	168	188	180	168	67	66%
70 to 74	77	112	141	140	141	64	83%
75 to 79	85	97	155	198	219	134	158%
80 to 84	51	55	78	109	121	70	137%
85 and over	33	44	48	70	86	53	161%
Median Age	28.5	30.8	32.1	32.9	34.2	5.7	20%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,008</b>	<b>5,248</b>	<b>5,322</b>	<b>5,349</b>	<b>5,407</b>	<b>399</b>	<b>8%</b>
Hispanic	3,012	3,314	3,474	3,644	3,829	817	27%
Non-Hispanic	1,996	1,934	1,848	1,705	1,578	-418	-21%
White	445	358	294	212	129	-316	-71%
Black	141	139	137	127	119	-22	-16%
American Indian	14	8	4	2	2	-12	-86%
Asian	1,202	1,240	1,234	1,194	1,166	-36	-3%
Hawaiian / Pacific Islander	35	26	18	13	9	-26	-74%
Other	8	4	2	1	0	-8	-100%
Two or More Races	151	159	159	156	153	2	1%

## GROWTH TRENDS IN TOTAL POPULATION



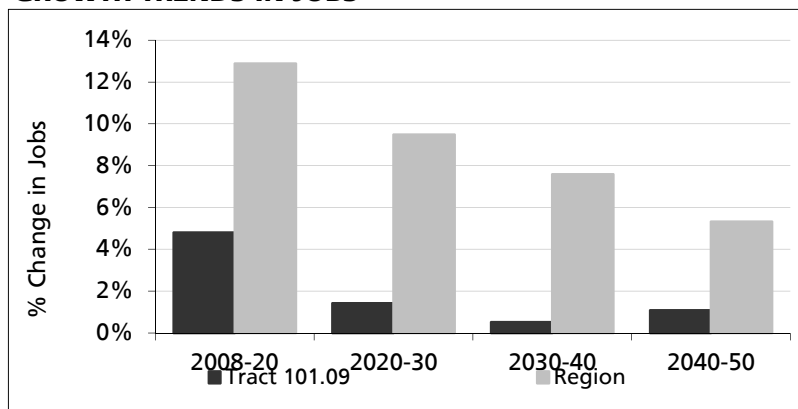
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	181	181	181	181	181	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>3,158</b>	<b>3,158</b>	<b>3,158</b>	<b>3,158</b>	<b>3,158</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>3,140</b>	<b>3,140</b>	<b>3,140</b>	<b>3,140</b>	<b>3,140</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	29	29	29	29	29	0	0%
Single Family	119	119	119	119	119	0	0%
Multiple Family	7	7	7	7	7	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	17	17	17	17	17	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	98	98	98	98	98	0	0%
Agricultural and Extractive <sup>2</sup>	183	183	183	183	183	0	0%
Parks and Military Use	2,688	2,688	2,688	2,688	2,688	0	0%
<b>Vacant Developable Acres</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	10	10	10	10	10	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>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>10.8</b>	<b>10.8</b>	<b>10.8</b>	<b>10.8</b>	<b>10.8</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.7</b>	<b>7.7</b>	<b>7.7</b>	<b>7.7</b>	<b>7.8</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).