

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 104.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,425</b>	<b>6,421</b>	<b>7,133</b>	<b>7,425</b>	<b>7,477</b>	<b>1,052</b>	<b>16%</b>
Household Population	6,100	6,091	6,798	7,075	7,120	1,020	17%
Group Quarters Population	325	330	335	350	357	32	10%
Civilian	325	330	335	350	357	32	10%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,908</b>	<b>1,908</b>	<b>2,103</b>	<b>2,153</b>	<b>2,167</b>	<b>259</b>	<b>14%</b>
Single Family	884	884	1,079	1,055	1,069	185	21%
Multiple Family	1,024	1,024	1,024	1,098	1,098	74	7%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,878</b>	<b>1,860</b>	<b>2,056</b>	<b>2,104</b>	<b>2,115</b>	<b>237</b>	<b>13%</b>
Single Family	883	865	1,059	1,035	1,049	166	19%
Multiple Family	995	995	997	1,069	1,066	71	7%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>1.6%</b>	<b>2.5%</b>	<b>2.2%</b>	<b>2.3%</b>	<b>2.4%</b>	<b>0.8</b>	<b>50%</b>
Single Family	0.1%	2.1%	1.9%	1.9%	1.9%	1.8	1800%
Multiple Family	2.8%	2.8%	2.6%	2.6%	2.9%	0.1	4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.25</b>	<b>3.27</b>	<b>3.31</b>	<b>3.36</b>	<b>3.37</b>	<b>0.12</b>	<b>4%</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	222	169	144	125	118	-104	-47%
\$15,000-\$29,999	544	439	402	372	359	-185	-34%
\$30,000-\$44,999	402	393	409	401	401	-1	0%
\$45,000-\$59,999	350	352	383	388	389	39	11%
\$60,000-\$74,999	148	230	278	290	289	141	95%
\$75,000-\$99,999	104	162	242	271	277	173	166%
\$100,000-\$124,999	45	66	101	136	154	109	242%
\$125,000-\$149,999	21	36	59	71	77	56	267%
\$150,000-\$199,999	0	10	29	36	37	37	0%
\$200,000 or more	42	3	9	14	14	-28	-67%
Total Households	1,878	1,860	2,056	2,104	2,115	237	13%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$36,455	\$42,290	\$47,859	\$50,954	\$51,922	\$15,467	42%

**\*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.

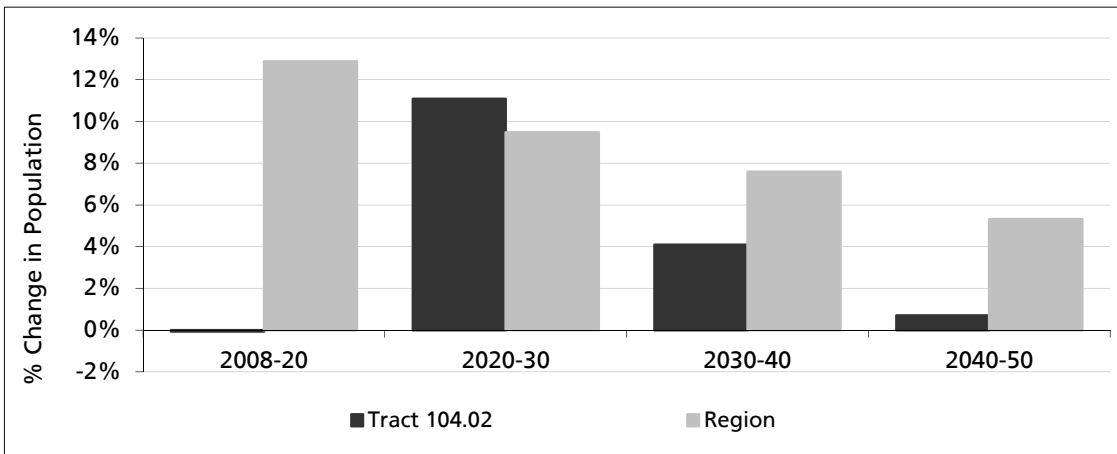
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,425</b>	<b>6,421</b>	<b>7,133</b>	<b>7,425</b>	<b>7,477</b>	<b>1,052</b>	<b>16%</b>
Under 5	634	607	644	648	607	-27	-4%
5 to 9	589	643	652	653	618	29	5%
10 to 14	522	571	568	558	554	32	6%
15 to 17	311	291	315	304	309	-2	-1%
18 to 19	206	169	206	198	201	-5	-2%
20 to 24	455	397	515	487	471	16	4%
25 to 29	502	498	511	516	479	-23	-5%
30 to 34	613	525	498	595	564	-49	-8%
35 to 39	481	375	443	444	469	-12	-2%
40 to 44	421	363	406	373	434	13	3%
45 to 49	446	415	422	464	458	12	3%
50 to 54	357	359	397	411	367	10	3%
55 to 59	225	293	325	309	343	118	52%
60 to 61	69	102	105	103	121	52	75%
62 to 64	74	123	139	145	142	68	92%
65 to 69	113	184	236	244	233	120	106%
70 to 74	96	139	199	214	225	129	134%
75 to 79	107	124	213	262	266	159	149%
80 to 84	108	112	182	250	265	157	145%
85 and over	96	131	157	247	351	255	266%
Median Age	29.9	30.3	31.6	32.9	34.4	4.5	15%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,425</b>	<b>6,421</b>	<b>7,133</b>	<b>7,425</b>	<b>7,477</b>	<b>1,052</b>	<b>16%</b>
Hispanic	3,396	3,731	4,389	4,899	5,283	1,887	56%
Non-Hispanic	3,029	2,690	2,744	2,526	2,194	-835	-28%
White	1,572	1,253	1,160	903	581	-991	-63%
Black	265	246	277	286	285	20	8%
American Indian	45	23	12	7	3	-42	-93%
Asian	791	815	908	936	936	145	18%
Hawaiian / Pacific Islander	56	40	28	20	14	-42	-75%
Other	4	1	1	1	1	-3	-75%
Two or More Races	296	312	358	373	374	78	26%

## GROWTH TRENDS IN TOTAL POPULATION



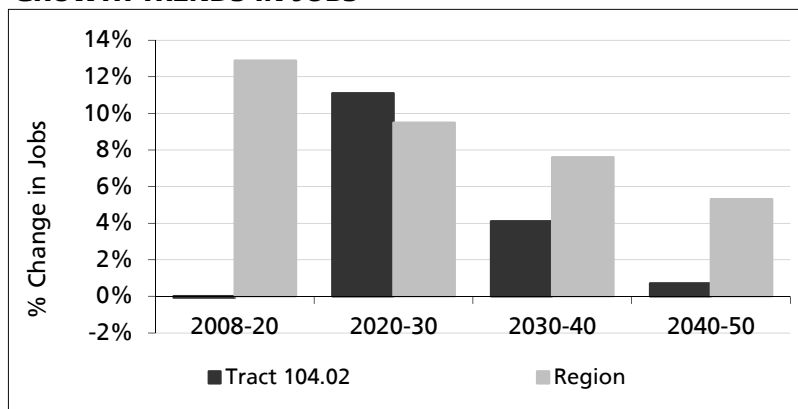
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>595</b>	<b>605</b>	<b>613</b>	<b>613</b>	<b>613</b>	<b>18</b>	<b>3%</b>
Civilian Jobs	595	605	613	613	613	18	3%
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>169</b>	<b>169</b>	<b>169</b>	<b>169</b>	<b>169</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>169</b>	<b>169</b>	<b>169</b>	<b>169</b>	<b>169</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	87	87	87	84	84	-3	-3%
Multiple Family	31	31	31	34	34	3	10%
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	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	3	3	3	0	-3%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	48	48	48	48	48	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>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
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	-100%
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>179.6</b>	<b>173.2</b>	<b>173.0</b>	<b>179.8</b>	<b>179.8</b>	<b>0.2</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>16.2</b>	<b>16.2</b>	<b>17.8</b>	<b>18.2</b>	<b>18.4</b>	<b>2.1</b>	<b>13%</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).