

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 100.12**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,458</b>	<b>4,743</b>	<b>4,868</b>	<b>4,993</b>	<b>5,083</b>	<b>625</b>	<b>14%</b>
Household Population	4,458	4,743	4,868	4,993	5,083	625	14%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,233</b>	<b>1,285</b>	<b>1,303</b>	<b>1,338</b>	<b>1,360</b>	<b>127</b>	<b>10%</b>
Single Family	314	350	350	350	372	58	18%
Multiple Family	919	935	953	988	988	69	8%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,172</b>	<b>1,245</b>	<b>1,264</b>	<b>1,298</b>	<b>1,320</b>	<b>148</b>	<b>13%</b>
Single Family	291	331	332	332	354	63	22%
Multiple Family	881	914	932	966	966	85	10%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.9%</b>	<b>3.1%</b>	<b>3.0%</b>	<b>3.0%</b>	<b>2.9%</b>	<b>-2.0</b>	<b>-41%</b>
Single Family	7.3%	5.4%	5.1%	5.1%	4.8%	-2.5	-34%
Multiple Family	4.1%	2.2%	2.2%	2.2%	2.2%	-1.9	-46%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.80</b>	<b>3.81</b>	<b>3.85</b>	<b>3.85</b>	<b>3.85</b>	<b>0.05</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	173	161	148	132	119	-54	-31%
\$15,000-\$29,999	427	421	413	393	368	-59	-14%
\$30,000-\$44,999	316	315	316	319	309	-7	-2%
\$45,000-\$59,999	106	161	166	173	176	70	66%
\$60,000-\$74,999	75	81	88	102	107	32	43%
\$75,000-\$99,999	49	59	73	95	115	66	135%
\$100,000-\$124,999	3	12	20	33	52	49	1633%
\$125,000-\$149,999	12	18	20	24	32	20	167%
\$150,000-\$199,999	11	16	17	23	32	21	191%
\$200,000 or more	0	1	3	4	10	10	0%
Total Households	1,172	1,245	1,264	1,298	1,320	148	13%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$29,508	\$31,929	\$33,370	\$35,831	\$38,398	\$8,890	30%

**\*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.

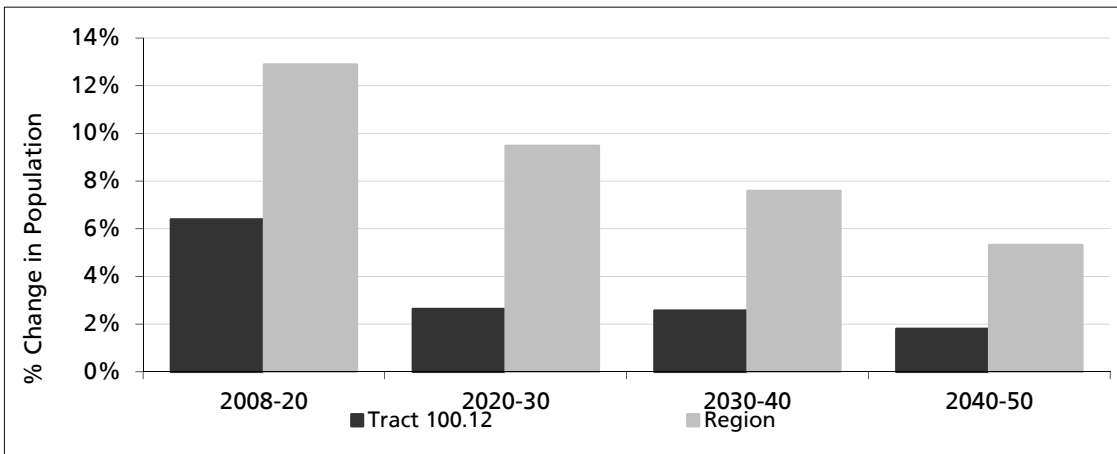
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,458</b>	<b>4,743</b>	<b>4,868</b>	<b>4,993</b>	<b>5,083</b>	<b>625</b>	<b>14%</b>
Under 5	602	598	570	568	532	-70	-12%
5 to 9	420	500	446	439	420	0	0%
10 to 14	347	399	357	340	337	-10	-3%
15 to 17	278	267	260	243	248	-30	-11%
18 to 19	155	134	152	141	143	-12	-8%
20 to 24	393	325	408	381	371	-22	-6%
25 to 29	366	352	330	344	326	-40	-11%
30 to 34	334	290	243	308	299	-35	-10%
35 to 39	312	266	280	274	308	-4	-1%
40 to 44	253	249	238	203	264	11	4%
45 to 49	228	254	225	241	247	19	8%
50 to 54	204	271	295	287	257	53	26%
55 to 59	153	239	274	259	290	137	90%
60 to 61	66	111	130	137	143	77	117%
62 to 64	84	146	179	208	201	117	139%
65 to 69	92	141	188	216	202	110	120%
70 to 74	73	99	152	194	225	152	208%
75 to 79	41	43	68	101	124	83	202%
80 to 84	37	34	47	71	89	52	141%
85 and over	20	25	26	38	57	37	185%
Median Age	25.5	27.1	28.7	30.7	32.8	7.3	29%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,458</b>	<b>4,743</b>	<b>4,868</b>	<b>4,993</b>	<b>5,083</b>	<b>625</b>	<b>14%</b>
Hispanic	4,064	4,386	4,546	4,717	4,854	790	19%
Non-Hispanic	394	357	322	276	229	-165	-42%
White	161	127	103	72	41	-120	-75%
Black	41	42	40	35	30	-11	-27%
American Indian	2	2	2	2	1	-1	-50%
Asian	105	102	100	96	90	-15	-14%
Hawaiian / Pacific Islander	20	15	10	8	6	-14	-70%
Other	2	1	1	0	0	-2	-100%
Two or More Races	63	68	66	63	61	-2	-3%

## GROWTH TRENDS IN TOTAL POPULATION



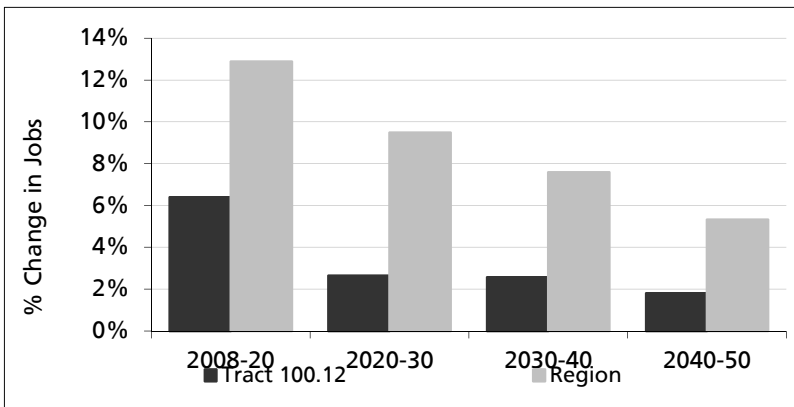
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>253</b>	<b>253</b>	<b>255</b>	<b>255</b>	<b>255</b>	<b>2</b>	<b>1%</b>
Civilian Jobs	253	253	255	255	255	2	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>154</b>	<b>154</b>	<b>154</b>	<b>154</b>	<b>154</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>149</b>	<b>153</b>	<b>154</b>	<b>154</b>	<b>154</b>	<b>6</b>	<b>4%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	54	58	58	58	58	4	7%
Multiple Family	38	38	39	39	39	2	5%
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	10	10	10	10	10	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	46	46	46	46	46	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>6</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-6</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	0	0	0	0	-5	-100%
Multiple Family	1	1	0	0	0	-1	-100%
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>24.2</b>	<b>24.2</b>	<b>24.4</b>	<b>24.4</b>	<b>24.4</b>	<b>0.2</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>13.5</b>	<b>13.4</b>	<b>13.4</b>	<b>13.7</b>	<b>14.0</b>	<b>0.5</b>	<b>4%</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).