

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 126.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,863</b>	<b>4,925</b>	<b>4,991</b>	<b>5,090</b>	<b>5,173</b>	<b>310</b>	<b>6%</b>
Household Population	4,863	4,925	4,991	5,090	5,173	310	6%
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>1,740</b>	<b>1,740</b>	<b>1,740</b>	<b>1,740</b>	<b>1,742</b>	<b>2</b>	<b>0%</b>
Single Family	1,109	1,109	1,109	1,109	1,109	0	0%
Multiple Family	475	475	475	475	475	0	0%
Mobile Homes	156	156	156	156	158	2	1%
<b>Occupied Housing Units</b>	<b>1,665</b>	<b>1,668</b>	<b>1,673</b>	<b>1,676</b>	<b>1,679</b>	<b>14</b>	<b>1%</b>
Single Family	1,045	1,067	1,069	1,071	1,072	27	3%
Multiple Family	471	453	456	456	456	-15	-3%
Mobile Homes	149	148	148	149	151	2	1%
<b>Vacancy Rate</b>	<b>4.3%</b>	<b>4.1%</b>	<b>3.9%</b>	<b>3.7%</b>	<b>3.6%</b>	<b>-0.7</b>	<b>-16%</b>
Single Family	5.8%	3.8%	3.6%	3.4%	3.3%	-2.5	-43%
Multiple Family	0.8%	4.6%	4.0%	4.0%	4.0%	3.2	400%
Mobile Homes	4.5%	5.1%	5.1%	4.5%	0.0%	-4.5	-100%
<b>Persons per Household</b>	<b>2.92</b>	<b>2.95</b>	<b>2.98</b>	<b>3.04</b>	<b>3.08</b>	<b>0.16</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	235	198	167	145	141	-94	-40%
\$15,000-\$29,999	371	330	295	264	257	-114	-31%
\$30,000-\$44,999	440	406	380	357	353	-87	-20%
\$45,000-\$59,999	271	282	288	288	288	17	6%
\$60,000-\$74,999	120	135	138	141	141	21	18%
\$75,000-\$99,999	166	207	228	240	240	74	45%
\$100,000-\$124,999	45	82	122	159	170	125	278%
\$125,000-\$149,999	12	20	41	62	69	57	475%
\$150,000-\$199,999	5	8	13	19	19	14	280%
\$200,000 or more	0	0	1	1	1	1	0%
Total Households	1,665	1,668	1,673	1,676	1,679	14	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$37,722	\$41,305	\$44,783	\$48,750	\$49,609	\$11,887	32%

**\*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.

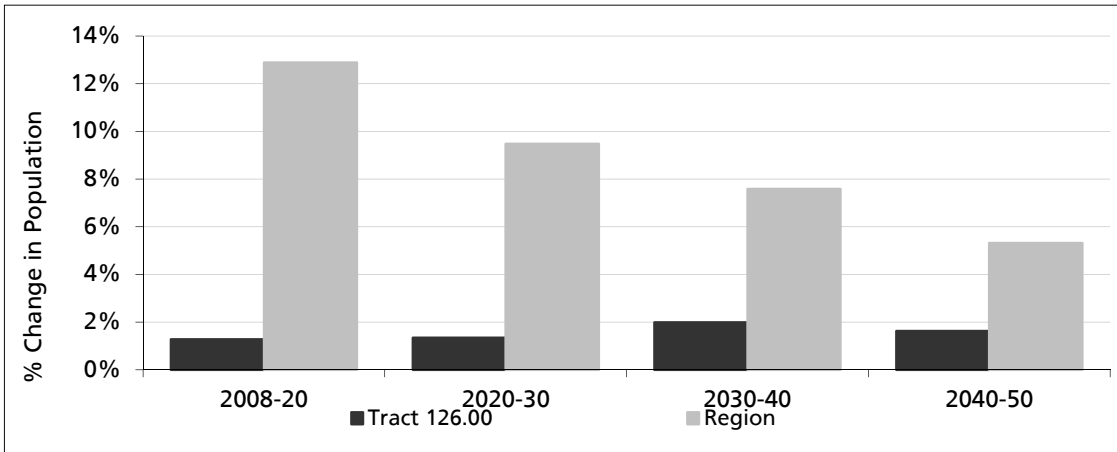
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,863</b>	<b>4,925</b>	<b>4,991</b>	<b>5,090</b>	<b>5,173</b>	<b>310</b>	<b>6%</b>
Under 5	453	401	375	373	340	-113	-25%
5 to 9	329	344	311	312	293	-36	-11%
10 to 14	326	338	311	306	304	-22	-7%
15 to 17	235	215	211	201	204	-31	-13%
18 to 19	179	146	157	147	154	-25	-14%
20 to 24	418	338	399	378	368	-50	-12%
25 to 29	365	358	330	342	330	-35	-10%
30 to 34	329	293	253	298	281	-48	-15%
35 to 39	352	305	314	301	317	-35	-10%
40 to 44	376	359	334	286	356	-20	-5%
45 to 49	317	324	285	313	320	3	1%
50 to 54	261	295	301	297	271	10	4%
55 to 59	221	277	272	246	278	57	26%
60 to 61	97	130	137	135	147	50	52%
62 to 64	112	174	178	192	187	75	67%
65 to 69	135	212	254	259	236	101	75%
70 to 74	118	175	233	249	260	142	120%
75 to 79	108	115	171	211	217	109	101%
80 to 84	77	65	98	140	158	81	105%
85 and over	55	61	67	104	152	97	176%
Median Age	31.9	35.5	37.4	38.1	39.9	8.0	25%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,863</b>	<b>4,925</b>	<b>4,991</b>	<b>5,090</b>	<b>5,173</b>	<b>310</b>	<b>6%</b>
Hispanic	3,244	3,440	3,575	3,732	3,851	607	19%
Non-Hispanic	1,619	1,485	1,416	1,358	1,322	-297	-18%
White	1,040	926	867	815	782	-258	-25%
Black	201	199	194	187	177	-24	-12%
American Indian	27	20	15	12	8	-19	-70%
Asian	185	190	195	202	211	26	14%
Hawaiian / Pacific Islander	44	36	31	27	27	-17	-39%
Other	8	6	6	6	6	-2	-25%
Two or More Races	114	108	108	109	111	-3	-3%

## GROWTH TRENDS IN TOTAL POPULATION



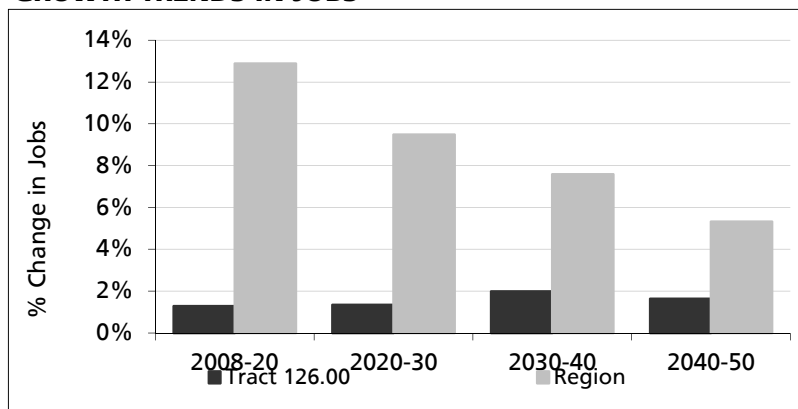
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>4,021</b>	<b>4,115</b>	<b>4,376</b>	<b>4,376</b>	<b>4,376</b>	<b>355</b>	<b>9%</b>
Civilian Jobs	4,021	4,115	4,376	4,376	4,376	355	9%
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>2,238</b>	<b>2,238</b>	<b>2,238</b>	<b>2,238</b>	<b>2,238</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,166</b>	<b>2,168</b>	<b>2,172</b>	<b>2,172</b>	<b>2,172</b>	<b>7</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	112	112	112	112	112	0	0%
Multiple Family	12	12	12	12	12	0	0%
Mobile Homes	6	6	6	6	6	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	252	255	259	259	259	7	3%
Commercial/Services	93	93	93	93	93	0	0%
Office	8	8	8	8	8	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	165	165	165	165	165	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1,509	1,509	1,509	1,509	1,509	0	0%
<b>Vacant Developable Acres</b>	<b>73</b>	<b>70</b>	<b>66</b>	<b>66</b>	<b>66</b>	<b>-7</b>	<b>-9%</b>
Low Density Single Family	0	0	0	0	0	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	58	55	51	51	51	-7	-12%
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%
Parks and Other	5	5	5	5	5	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>11.1</b>	<b>11.3</b>	<b>11.9</b>	<b>11.9</b>	<b>11.9</b>	<b>0.8</b>	<b>7%</b>
<b>Residential Density<sup>4</sup></b>	<b>13.3</b>	<b>13.3</b>	<b>13.3</b>	<b>13.3</b>	<b>13.4</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).