

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 101.10**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,830</b>	<b>8,517</b>	<b>8,651</b>	<b>8,675</b>	<b>10,070</b>	<b>2,240</b>	<b>29%</b>
Household Population	7,821	8,502	8,625	8,635	10,021	2,200	28%
Group Quarters Population	9	15	26	40	49	40	444%
Civilian	9	15	26	40	49	40	444%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,162</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,679</b>	<b>517</b>	<b>24%</b>
Single Family	1,103	1,219	1,219	1,219	1,224	121	11%
Multiple Family	898	950	950	950	1,455	557	62%
Mobile Homes	161	161	161	161	0	-161	-100%
<b>Occupied Housing Units</b>	<b>2,060</b>	<b>2,231</b>	<b>2,240</b>	<b>2,242</b>	<b>2,592</b>	<b>532</b>	<b>26%</b>
Single Family	1,037	1,164	1,173	1,174	1,180	143	14%
Multiple Family	874	919	919	918	1,412	538	62%
Mobile Homes	149	148	148	150	0	-149	-100%
<b>Vacancy Rate</b>	<b>4.7%</b>	<b>4.2%</b>	<b>3.9%</b>	<b>3.8%</b>	<b>3.2%</b>	<b>-1.5</b>	<b>-32%</b>
Single Family	6.0%	4.5%	3.8%	3.7%	3.6%	-2.4	-40%
Multiple Family	2.7%	3.3%	3.3%	3.4%	3.0%	0.3	11%
Mobile Homes	7.5%	8.1%	8.1%	6.8%	0.0%	-7.5	-100%
<b>Persons per Household</b>	<b>3.80</b>	<b>3.81</b>	<b>3.85</b>	<b>3.85</b>	<b>3.87</b>	<b>0.07</b>	<b>2%</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	214	172	137	111	97	-117	-55%
\$15,000-\$29,999	369	303	256	222	197	-172	-47%
\$30,000-\$44,999	324	336	302	276	260	-64	-20%
\$45,000-\$59,999	345	371	367	362	366	21	6%
\$60,000-\$74,999	310	365	384	395	437	127	41%
\$75,000-\$99,999	278	399	451	486	596	318	114%
\$100,000-\$124,999	108	146	179	206	324	216	200%
\$125,000-\$149,999	43	66	70	77	123	80	186%
\$150,000-\$199,999	57	69	86	97	156	99	174%
\$200,000 or more	12	4	8	10	36	24	200%
Total Households	2,060	2,231	2,240	2,242	2,592	532	26%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$50,348	\$57,311	\$62,266	\$65,696	\$72,906	\$22,558	45%

**\*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.

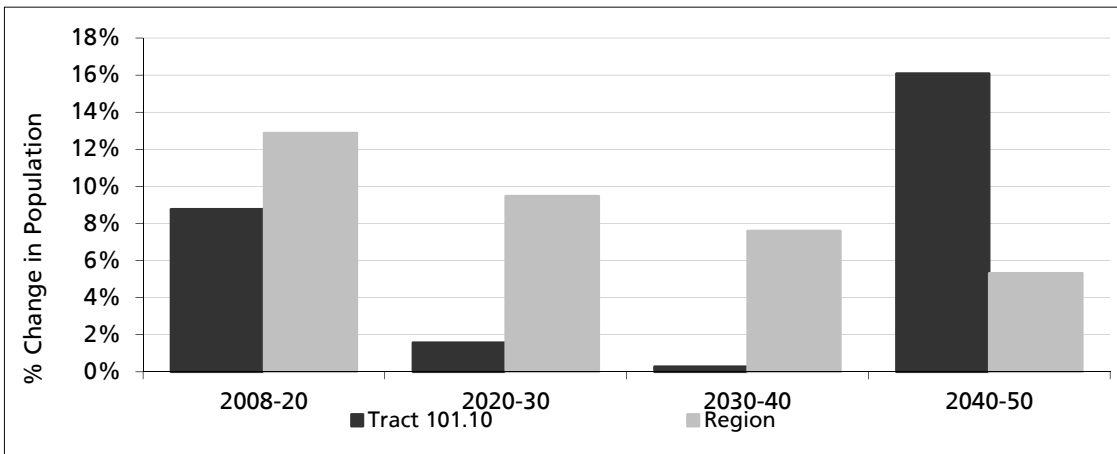
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,830</b>	<b>8,517</b>	<b>8,651</b>	<b>8,675</b>	<b>10,070</b>	<b>2,240</b>	<b>29%</b>
Under 5	805	802	746	732	797	-8	-1%
5 to 9	494	613	539	531	595	101	20%
10 to 14	488	587	523	497	583	95	19%
15 to 17	376	377	372	337	390	14	4%
18 to 19	312	262	287	263	310	-2	-1%
20 to 24	634	559	659	599	670	36	6%
25 to 29	656	640	608	620	676	20	3%
30 to 34	583	540	461	517	559	-24	-4%
35 to 39	474	427	442	442	526	52	11%
40 to 44	438	409	398	342	484	46	11%
45 to 49	489	475	427	454	519	30	6%
50 to 54	511	563	577	571	589	78	15%
55 to 59	464	638	653	611	762	298	64%
60 to 61	148	220	226	229	284	136	92%
62 to 64	158	275	288	297	335	177	112%
65 to 69	239	413	455	435	462	223	93%
70 to 74	175	263	342	352	429	254	145%
75 to 79	191	217	339	401	476	285	149%
80 to 84	127	138	205	285	367	240	189%
85 and over	68	99	104	160	257	189	278%
Median Age	31.3	33.9	36.5	37.7	39.3	8.0	26%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,830</b>	<b>8,517</b>	<b>8,651</b>	<b>8,675</b>	<b>10,070</b>	<b>2,240</b>	<b>29%</b>
Hispanic	4,107	4,773	5,058	5,361	6,558	2,451	60%
Non-Hispanic	3,723	3,744	3,593	3,314	3,512	-211	-6%
White	1,177	992	830	616	450	-727	-62%
Black	162	174	172	160	174	12	7%
American Indian	9	6	3	2	2	-7	-78%
Asian	2,052	2,232	2,251	2,210	2,521	469	23%
Hawaiian / Pacific Islander	55	39	26	18	15	-40	-73%
Other	2	1	1	1	0	-2	-100%
Two or More Races	266	300	310	307	350	84	32%

## GROWTH TRENDS IN TOTAL POPULATION



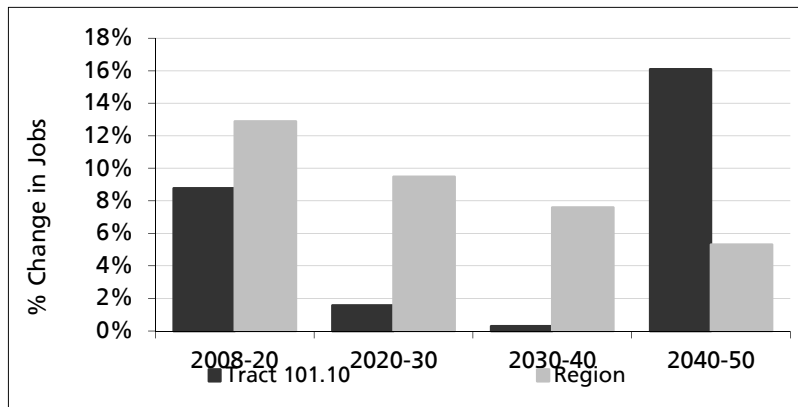
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>875</b>	<b>888</b>	<b>929</b>	<b>968</b>	<b>1,197</b>	<b>322</b>	<b>37%</b>
Civilian Jobs	875	888	929	968	1,197	322	37%
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>544</b>	<b>544</b>	<b>544</b>	<b>544</b>	<b>544</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>523</b>	<b>536</b>	<b>538</b>	<b>543</b>	<b>544</b>	<b>20</b>	<b>4%</b>
Low Density Single Family	3	0	0	0	0	-3	-100%
Single Family	182	211	211	211	211	29	16%
Multiple Family	38	40	40	40	56	18	48%
Mobile Homes	15	15	15	15	0	-15	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	11	11	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	25	25	25	25	14	-10	-42%
Office	1	1	1	2	2	1	138%
Schools	34	34	34	34	34	0	0%
Roads and Freeways	99	99	99	99	99	0	0%
Agricultural and Extractive <sup>2</sup>	58	42	42	42	42	-16	-28%
Parks and Military Use	69	69	70	75	75	6	8%
<b>Vacant Developable Acres</b>	<b>20</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>-20</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	13	0	0	0	0	-13	-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	1	1	0	0	0	-1	-100%
Office	1	1	1	0	0	-1	-93%
Schools	0	0	0	0	0	0	0%
Parks and Other	6	6	4	0	0	-6	-100%
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>14.7</b>	<b>14.9</b>	<b>15.4</b>	<b>15.9</b>	<b>21.5</b>	<b>6.8</b>	<b>46%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.1</b>	<b>8.7</b>	<b>8.7</b>	<b>8.7</b>	<b>9.8</b>	<b>0.7</b>	<b>8%</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).