

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 101.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,412</b>	<b>6,562</b>	<b>6,701</b>	<b>6,745</b>	<b>6,862</b>	<b>1,450</b>	<b>27%</b>
Household Population	5,376	6,511	6,624	6,639	6,724	1,348	25%
Group Quarters Population	36	51	77	106	138	102	283%
Civilian	36	51	77	106	138	102	283%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,790</b>	<b>2,063</b>	<b>2,065</b>	<b>2,067</b>	<b>2,085</b>	<b>295</b>	<b>16%</b>
Single Family	679	696	696	696	779	100	15%
Multiple Family	474	730	732	734	1,175	701	148%
Mobile Homes	637	637	637	637	131	-506	-79%
<b>Occupied Housing Units</b>	<b>1,604</b>	<b>1,930</b>	<b>1,942</b>	<b>1,946</b>	<b>1,956</b>	<b>352</b>	<b>22%</b>
Single Family	553	620	628	629	713	160	29%
Multiple Family	452	698	700	700	1,117	665	147%
Mobile Homes	599	612	614	617	126	-473	-79%
<b>Vacancy Rate</b>	<b>10.4%</b>	<b>6.4%</b>	<b>6.0%</b>	<b>5.9%</b>	<b>6.2%</b>	<b>-4.2</b>	<b>-40%</b>
Single Family	18.6%	10.9%	9.8%	9.6%	8.5%	-10.1	-54%
Multiple Family	4.6%	4.4%	4.4%	4.6%	4.9%	0.3	7%
Mobile Homes	6.0%	3.9%	3.6%	3.1%	0.0%	-6.0	-100%
<b>Persons per Household</b>	<b>3.35</b>	<b>3.37</b>	<b>3.41</b>	<b>3.41</b>	<b>3.44</b>	<b>0.09</b>	<b>3%</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	246	221	196	172	149	-97	-39%
\$15,000-\$29,999	527	457	407	374	340	-187	-35%
\$30,000-\$44,999	354	376	361	347	321	-33	-9%
\$45,000-\$59,999	249	261	259	257	245	-4	-2%
\$60,000-\$74,999	114	156	156	156	154	40	35%
\$75,000-\$99,999	88	258	278	287	295	207	235%
\$100,000-\$124,999	16	127	171	189	210	194	1213%
\$125,000-\$149,999	3	58	79	110	146	143	4767%
\$150,000-\$199,999	0	13	29	45	74	74	0%
\$200,000 or more	7	3	6	9	22	15	214%
Total Households	1,604	1,930	1,942	1,946	1,956	352	22%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$31,229	\$41,449	\$45,405	\$49,669	\$55,286	\$24,057	77%

**\*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.

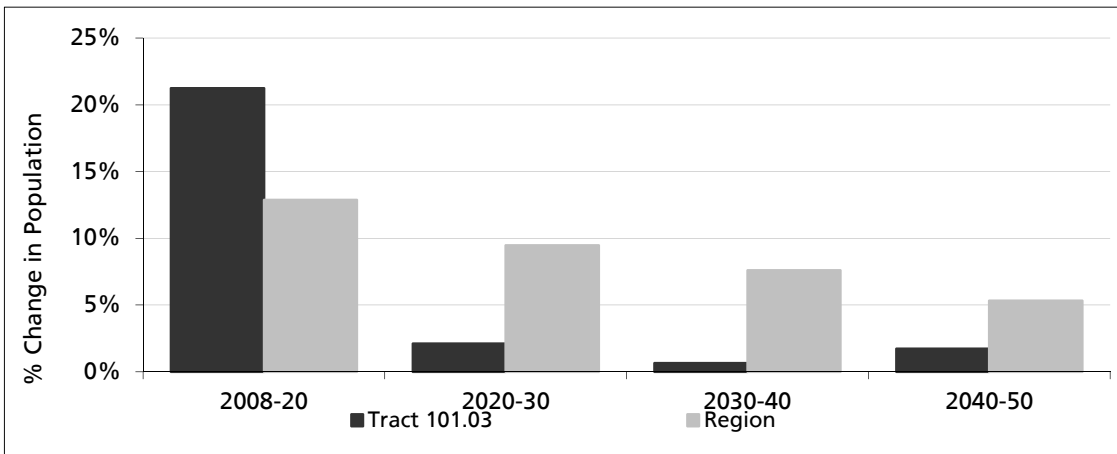
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,412</b>	<b>6,562</b>	<b>6,701</b>	<b>6,745</b>	<b>6,862</b>	<b>1,450</b>	<b>27%</b>
Under 5	540	625	600	589	562	22	4%
5 to 9	411	539	487	478	460	49	12%
10 to 14	392	511	452	433	432	40	10%
15 to 17	287	328	318	300	310	23	8%
18 to 19	182	178	201	190	195	13	7%
20 to 24	438	449	524	488	486	48	11%
25 to 29	437	511	491	491	472	35	8%
30 to 34	380	382	321	389	376	-4	-1%
35 to 39	342	330	354	345	385	43	13%
40 to 44	323	331	319	270	345	22	7%
45 to 49	366	410	367	387	392	26	7%
50 to 54	273	373	409	408	369	96	35%
55 to 59	260	385	396	358	391	131	50%
60 to 61	87	135	137	133	145	58	67%
62 to 64	113	198	203	216	209	96	85%
65 to 69	174	316	362	356	322	148	85%
70 to 74	161	264	342	349	360	199	124%
75 to 79	126	155	234	307	343	217	172%
80 to 84	80	85	122	168	181	101	126%
85 and over	40	57	62	90	127	87	218%
Median Age	30.3	31.8	34.3	35.2	36.8	6.5	21%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,412</b>	<b>6,562</b>	<b>6,701</b>	<b>6,745</b>	<b>6,862</b>	<b>1,450</b>	<b>27%</b>
Hispanic	3,628	4,707	5,014	5,320	5,694	2,066	57%
Non-Hispanic	1,784	1,855	1,687	1,425	1,168	-616	-35%
White	1,117	1,051	884	656	420	-697	-62%
Black	76	95	92	82	74	-2	-3%
American Indian	7	5	3	1	1	-6	-86%
Asian	414	504	508	494	487	73	18%
Hawaiian / Pacific Islander	21	18	14	10	6	-15	-71%
Other	3	2	2	2	1	-2	-67%
Two or More Races	146	180	184	180	179	33	23%

## GROWTH TRENDS IN TOTAL POPULATION



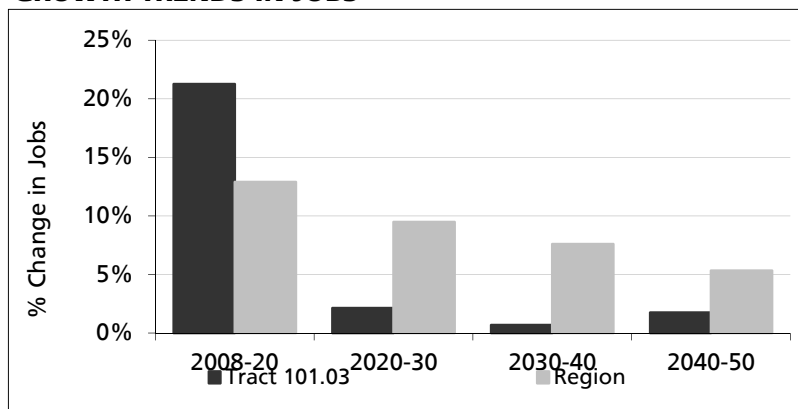
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,443</b>	<b>1,825</b>	<b>2,465</b>	<b>2,484</b>	<b>2,531</b>	<b>1,088</b>	<b>75%</b>
Civilian Jobs	1,443	1,825	2,465	2,484	2,531	1,088	75%
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>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>1,453</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,440</b>	<b>1,442</b>	<b>1,442</b>	<b>1,443</b>	<b>1,443</b>	<b>3</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	94	95	95	95	95	2	2%
Multiple Family	17	43	43	43	75	58	345%
Mobile Homes	40	40	40	40	9	-32	-78%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	11	17	32	32	32	22	203%
Commercial/Services	72	70	70	70	71	-2	-2%
Office	0	0	0	0	0	0	0%
Schools	24	0	0	0	0	-24	-100%
Roads and Freeways	135	135	135	135	135	0	0%
Agricultural and Extractive <sup>2</sup>	746	740	725	725	725	-22	-3%
Parks and Military Use	300	300	300	300	300	0	0%
<b>Vacant Developable Acres</b>	<b>13</b>	<b>11</b>	<b>11</b>	<b>10</b>	<b>10</b>	<b>-3</b>	<b>-23%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	3	3	3	0	0%
Commercial/Services	8	8	8	8	7	-1	-10%
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>13.4</b>	<b>20.9</b>	<b>23.9</b>	<b>24.0</b>	<b>24.4</b>	<b>11.0</b>	<b>82%</b>
<b>Residential Density<sup>4</sup></b>	<b>11.9</b>	<b>11.5</b>	<b>11.5</b>	<b>11.5</b>	<b>11.6</b>	<b>-0.2</b>	<b>-2%</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).