

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 120.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,282</b>	<b>3,343</b>	<b>3,423</b>	<b>3,579</b>	<b>3,633</b>	<b>351</b>	<b>11%</b>
Household Population	3,271	3,329	3,401	3,543	3,588	317	10%
Group Quarters Population	11	14	22	36	45	34	309%
Civilian	11	14	22	36	45	34	309%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>900</b>	<b>900</b>	<b>900</b>	<b>946</b>	<b>959</b>	<b>59</b>	<b>7%</b>
Single Family	788	788	788	834	847	59	7%
Multiple Family	112	112	112	112	112	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>849</b>	<b>867</b>	<b>876</b>	<b>913</b>	<b>928</b>	<b>79</b>	<b>9%</b>
Single Family	740	760	769	807	822	82	11%
Multiple Family	109	107	107	106	106	-3	-3%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>5.7%</b>	<b>3.7%</b>	<b>2.7%</b>	<b>3.5%</b>	<b>3.2%</b>	<b>-2.5</b>	<b>-44%</b>
Single Family	6.1%	3.6%	2.4%	3.2%	3.0%	-3.1	-51%
Multiple Family	2.7%	4.5%	4.5%	5.4%	5.4%	2.7	100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.85</b>	<b>3.84</b>	<b>3.88</b>	<b>3.88</b>	<b>3.87</b>	<b>0.02</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	102	88	79	80	80	-22	-22%
\$15,000-\$29,999	157	147	140	154	155	-2	-1%
\$30,000-\$44,999	176	176	186	200	203	27	15%
\$45,000-\$59,999	157	170	179	184	191	34	22%
\$60,000-\$74,999	132	148	149	144	145	13	10%
\$75,000-\$99,999	75	86	87	90	91	16	21%
\$100,000-\$124,999	48	49	50	55	56	8	17%
\$125,000-\$149,999	0	2	5	5	6	6	0%
\$150,000-\$199,999	2	1	1	1	1	-1	-50%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	849	867	876	913	928	79	9%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$44,105	\$46,985	\$47,765	\$46,834	\$47,042	\$2,937	7%

**\*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.

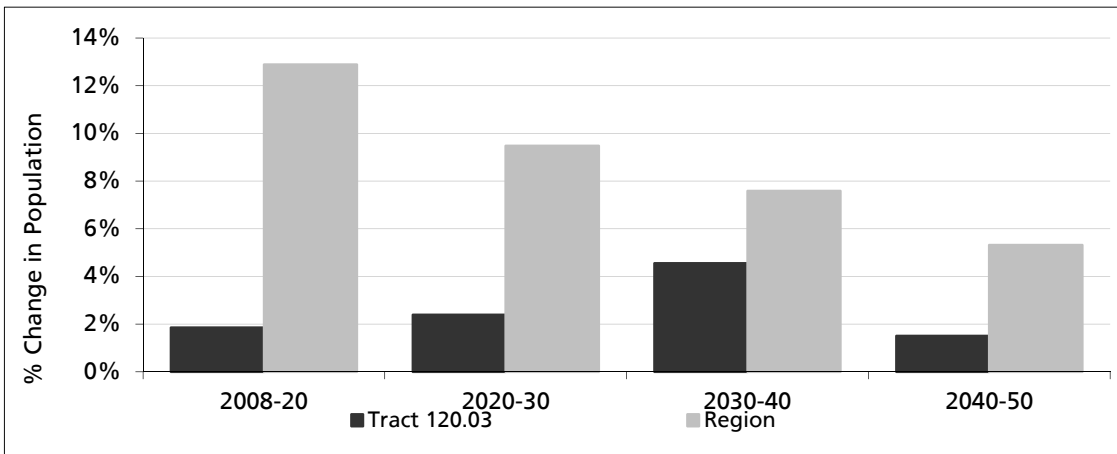
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,282</b>	<b>3,343</b>	<b>3,423</b>	<b>3,579</b>	<b>3,633</b>	<b>351</b>	<b>11%</b>
Under 5	248	214	191	187	166	-82	-33%
5 to 9	178	201	173	167	159	-19	-11%
10 to 14	212	246	214	202	200	-12	-6%
15 to 17	149	136	140	125	127	-22	-15%
18 to 19	93	65	76	66	67	-26	-28%
20 to 24	280	220	270	247	235	-45	-16%
25 to 29	259	231	222	231	211	-48	-19%
30 to 34	224	201	160	185	170	-54	-24%
35 to 39	177	159	153	145	149	-28	-16%
40 to 44	196	193	185	161	190	-6	-3%
45 to 49	235	241	220	226	228	-7	-3%
50 to 54	205	221	225	218	189	-16	-8%
55 to 59	152	180	175	160	164	12	8%
60 to 61	45	62	61	61	64	19	42%
62 to 64	67	107	112	124	121	54	81%
65 to 69	129	196	216	236	231	102	79%
70 to 74	135	184	243	283	306	171	127%
75 to 79	116	122	199	274	317	201	173%
80 to 84	103	96	131	192	214	111	108%
85 and over	79	68	57	89	125	46	58%
Median Age	35.0	40.0	43.0	46.6	48.1	13.1	37%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,282</b>	<b>3,343</b>	<b>3,423</b>	<b>3,579</b>	<b>3,633</b>	<b>351</b>	<b>11%</b>
Hispanic	1,623	1,843	2,056	2,253	2,358	735	45%
Non-Hispanic	1,659	1,500	1,367	1,326	1,275	-384	-23%
White	397	193	17	0	0	-397	-100%
Black	86	73	56	36	14	-72	-84%
American Indian	20	20	21	22	22	2	10%
Asian	1,018	1,067	1,110	1,091	1,054	36	4%
Hawaiian / Pacific Islander	44	43	41	44	45	1	2%
Other	8	12	14	16	18	10	125%
Two or More Races	86	92	108	117	122	36	42%

## GROWTH TRENDS IN TOTAL POPULATION



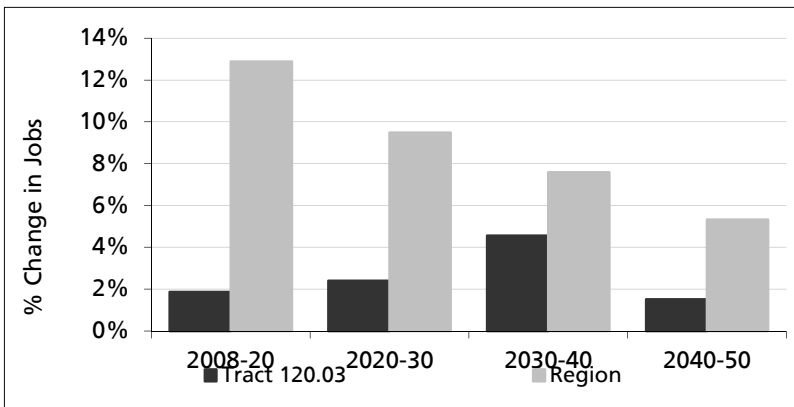
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>561</b>	<b>561</b>	<b>561</b>	<b>561</b>	<b>561</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	561	561	561	561	561	0	0%
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>264</b>	<b>264</b>	<b>264</b>	<b>264</b>	<b>264</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>253</b>	<b>253</b>	<b>253</b>	<b>260</b>	<b>260</b>	<b>7</b>	<b>3%</b>
Low Density Single Family	8	0	0	0	0	-8	-100%
Single Family	151	159	159	166	166	15	10%
Multiple Family	6	6	6	6	6	0	0%
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	3	3	3	3	3	0	0%
Commercial/Services	13	13	13	13	13	0	0%
Office	0	0	0	0	0	0	0%
Schools	15	15	15	15	15	0	0%
Roads and Freeways	56	56	56	56	56	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
<b>Vacant Developable Acres</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>4</b>	<b>4</b>	<b>-7</b>	<b>-66%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	7	7	0	0	-7	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	2	2	2	2	2	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	1	1	1	1	1	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>17.8</b>	<b>17.8</b>	<b>17.8</b>	<b>17.8</b>	<b>17.8</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.5</b>	<b>5.5</b>	<b>5.5</b>	<b>5.5</b>	<b>5.6</b>	<b>0.1</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).