

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 105.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,553</b>	<b>1,522</b>	<b>1,534</b>	<b>1,343</b>	<b>1,742</b>	<b>189</b>	<b>12%</b>
Household Population	1,553	1,522	1,534	1,343	1,742	189	12%
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>603</b>	<b>603</b>	<b>603</b>	<b>513</b>	<b>648</b>	<b>45</b>	<b>7%</b>
Single Family	419	419	419	419	419	0	0%
Multiple Family	109	109	109	94	229	120	110%
Mobile Homes	75	75	75	0	0	-75	-100%
<b>Occupied Housing Units</b>	<b>573</b>	<b>555</b>	<b>559</b>	<b>482</b>	<b>610</b>	<b>37</b>	<b>6%</b>
Single Family	418	399	400	401	402	-16	-4%
Multiple Family	90	93	94	81	208	118	131%
Mobile Homes	65	63	65	0	0	-65	-100%
<b>Vacancy Rate</b>	<b>5.0%</b>	<b>8.0%</b>	<b>7.3%</b>	<b>6.0%</b>	<b>5.9%</b>	<b>0.9</b>	<b>18%</b>
Single Family	0.2%	4.8%	4.5%	4.3%	4.1%	3.9	1950%
Multiple Family	17.4%	14.7%	13.8%	13.8%	9.2%	-8.2	-47%
Mobile Homes	13.3%	16.0%	13.3%	0.0%	0.0%	-13.3	-100%
<b>Persons per Household</b>	<b>2.71</b>	<b>2.74</b>	<b>2.74</b>	<b>2.79</b>	<b>2.86</b>	<b>0.15</b>	<b>6%</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	112	87	69	47	43	-69	-62%
\$15,000-\$29,999	114	95	82	67	66	-48	-42%
\$30,000-\$44,999	117	115	114	96	104	-13	-11%
\$45,000-\$59,999	103	98	98	83	104	1	1%
\$60,000-\$74,999	64	81	85	74	93	29	45%
\$75,000-\$99,999	24	53	74	68	105	81	338%
\$100,000-\$124,999	14	23	34	39	59	45	321%
\$125,000-\$149,999	0	1	1	6	22	22	0%
\$150,000-\$199,999	1	1	1	1	11	10	1000%
\$200,000 or more	24	1	1	1	3	-21	-88%
Total Households	573	555	559	482	610	37	6%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$37,756	\$42,457	\$47,219	\$50,602	\$58,269	\$20,513	54%

**\*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.

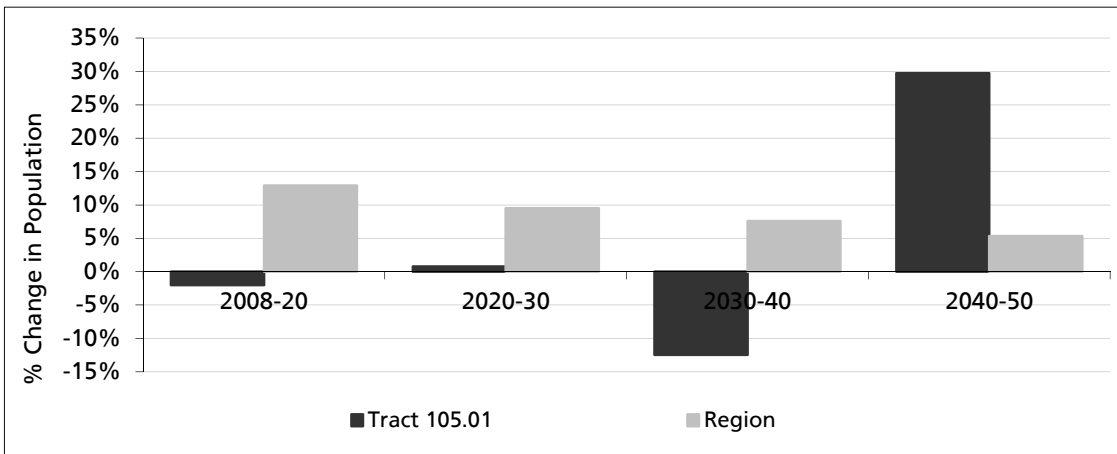
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,553</b>	<b>1,522</b>	<b>1,534</b>	<b>1,343</b>	<b>1,742</b>	<b>189</b>	<b>12%</b>
Under 5	49	44	39	29	37	-12	-24%
5 to 9	80	91	80	66	80	0	0%
10 to 14	83	87	75	61	75	-8	-10%
15 to 17	52	46	40	33	43	-9	-17%
18 to 19	55	46	45	36	45	-10	-18%
20 to 24	98	84	93	75	92	-6	-6%
25 to 29	85	81	74	62	72	-13	-15%
30 to 34	93	83	71	61	72	-21	-23%
35 to 39	98	73	76	61	68	-30	-31%
40 to 44	110	80	80	61	82	-28	-25%
45 to 49	157	109	87	83	100	-57	-36%
50 to 54	138	120	119	102	114	-24	-17%
55 to 59	115	142	137	109	155	40	35%
60 to 61	45	58	55	45	74	29	64%
62 to 64	26	44	49	48	68	42	162%
65 to 69	57	80	89	72	82	25	44%
70 to 74	55	84	105	91	121	66	120%
75 to 79	46	52	74	70	83	37	80%
80 to 84	50	48	71	84	116	66	132%
85 and over	61	70	75	94	163	102	167%
Median Age	43.8	47.1	50.3	52.1	54.6	10.8	25%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,553</b>	<b>1,522</b>	<b>1,534</b>	<b>1,343</b>	<b>1,742</b>	<b>189</b>	<b>12%</b>
Hispanic	647	739	820	811	1,197	550	85%
Non-Hispanic	906	783	714	532	545	-361	-40%
White	725	598	523	361	316	-409	-56%
Black	18	19	19	16	21	3	17%
American Indian	9	5	3	2	2	-7	-78%
Asian	70	74	77	69	93	23	33%
Hawaiian / Pacific Islander	8	6	6	6	8	0	0%
Other	1	1	1	1	1	0	0%
Two or More Races	75	80	85	77	104	29	39%

## GROWTH TRENDS IN TOTAL POPULATION



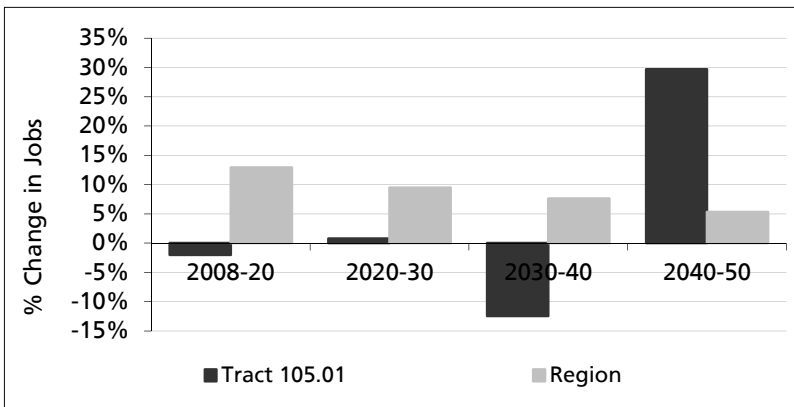
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>492</b>	<b>492</b>	<b>492</b>	<b>584</b>	<b>588</b>	<b>96</b>	<b>20%</b>
Civilian Jobs	492	492	492	584	588	96	20%
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>110</b>	<b>110</b>	<b>110</b>	<b>110</b>	<b>110</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>110</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	54	54	54	54	54	0	0%
Multiple Family	3	3	3	3	3	0	-14%
Mobile Homes	2	2	2	0	0	-2	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	3	4	4	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	8	8	8	8	7	-1	-10%
Office	0	0	0	0	0	0	0%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	34	34	34	34	34	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-36%</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	-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>42.4</b>	<b>42.4</b>	<b>42.4</b>	<b>44.6</b>	<b>46.1</b>	<b>3.7</b>	<b>9%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.0</b>	<b>10.0</b>	<b>10.0</b>	<b>8.7</b>	<b>10.9</b>	<b>0.9</b>	<b>9%</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).