

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 130.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,174</b>	<b>5,200</b>	<b>5,279</b>	<b>5,387</b>	<b>5,521</b>	<b>347</b>	<b>7%</b>
Household Population	4,793	4,813	4,882	4,976	5,104	311	6%
Group Quarters Population	381	387	397	411	417	36	9%
Civilian	381	387	397	411	417	36	9%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,880</b>	<b>1,880</b>	<b>1,862</b>	<b>1,862</b>	<b>1,871</b>	<b>-9</b>	<b>0%</b>
Single Family	1,095	1,095	1,094	1,094	1,094	-1	0%
Multiple Family	785	785	768	768	777	-8	-1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,761</b>	<b>1,762</b>	<b>1,768</b>	<b>1,769</b>	<b>1,777</b>	<b>16</b>	<b>1%</b>
Single Family	1,042	1,013	1,031	1,031	1,032	-10	-1%
Multiple Family	719	749	737	738	745	26	4%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.3%</b>	<b>6.3%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>-1.3</b>	<b>-21%</b>
Single Family	4.8%	7.5%	5.8%	5.8%	5.7%	0.9	19%
Multiple Family	8.4%	4.6%	4.0%	3.9%	4.1%	-4.3	-51%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.72</b>	<b>2.73</b>	<b>2.76</b>	<b>2.81</b>	<b>2.87</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	257	205	167	136	126	-131	-51%
\$15,000-\$29,999	385	330	281	243	233	-152	-39%
\$30,000-\$44,999	366	342	329	317	315	-51	-14%
\$45,000-\$59,999	318	326	326	326	326	8	3%
\$60,000-\$74,999	183	197	198	202	205	22	12%
\$75,000-\$99,999	142	212	262	271	272	130	92%
\$100,000-\$124,999	78	102	125	167	186	108	138%
\$125,000-\$149,999	19	36	63	76	82	63	332%
\$150,000-\$199,999	4	10	15	29	30	26	650%
\$200,000 or more	9	2	2	2	2	-7	-78%
Total Households	1,761	1,762	1,768	1,769	1,777	16	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$39,775	\$45,184	\$49,923	\$53,673	\$54,870	\$15,095	38%

**\*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.

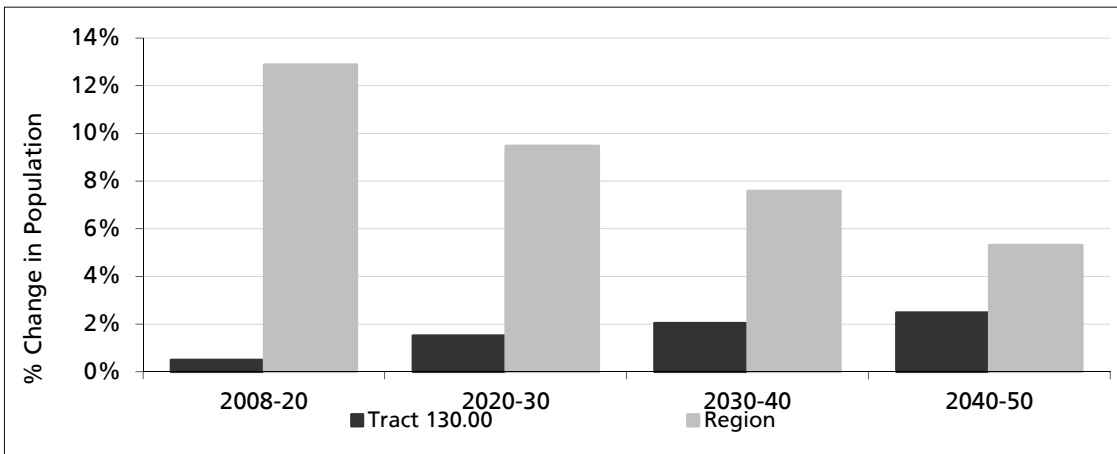
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,174</b>	<b>5,200</b>	<b>5,279</b>	<b>5,387</b>	<b>5,521</b>	<b>347</b>	<b>7%</b>
Under 5	424	373	341	321	297	-127	-30%
5 to 9	257	277	248	251	239	-18	-7%
10 to 14	273	289	260	251	250	-23	-8%
15 to 17	187	167	157	142	142	-45	-24%
18 to 19	137	109	107	97	97	-40	-29%
20 to 24	348	278	310	283	280	-68	-20%
25 to 29	491	476	435	431	413	-78	-16%
30 to 34	394	355	305	342	317	-77	-20%
35 to 39	392	320	337	313	325	-67	-17%
40 to 44	357	318	304	264	319	-38	-11%
45 to 49	373	357	310	336	336	-37	-10%
50 to 54	325	322	305	305	284	-41	-13%
55 to 59	248	323	324	287	325	77	31%
60 to 61	81	111	116	113	127	46	57%
62 to 64	102	164	174	184	179	77	75%
65 to 69	164	266	324	326	307	143	87%
70 to 74	161	238	313	325	348	187	116%
75 to 79	153	160	236	285	299	146	95%
80 to 84	162	148	218	295	328	166	102%
85 and over	145	149	155	236	309	164	113%
Median Age	36.0	39.3	42.3	45.0	46.2	10.2	28%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,174</b>	<b>5,200</b>	<b>5,279</b>	<b>5,387</b>	<b>5,521</b>	<b>347</b>	<b>7%</b>
Hispanic	2,925	3,123	3,273	3,440	3,593	668	23%
Non-Hispanic	2,249	2,077	2,006	1,947	1,928	-321	-14%
White	1,479	1,323	1,246	1,180	1,148	-331	-22%
Black	236	234	232	224	215	-21	-9%
American Indian	17	13	9	8	6	-11	-65%
Asian	335	344	357	373	392	57	17%
Hawaiian / Pacific Islander	35	28	24	22	23	-12	-34%
Other	16	12	12	12	12	-4	-25%
Two or More Races	131	123	126	128	132	1	1%

## GROWTH TRENDS IN TOTAL POPULATION



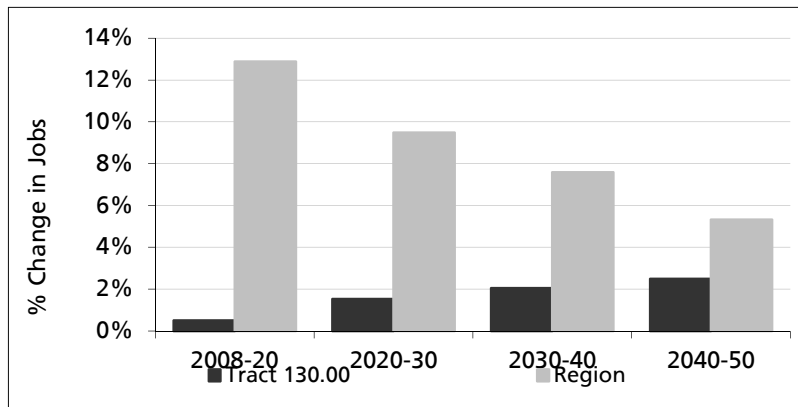
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,013</b>	<b>3,013</b>	<b>3,096</b>	<b>3,117</b>	<b>3,117</b>	<b>104</b>	<b>3%</b>
Civilian Jobs	3,013	3,013	3,096	3,117	3,117	104	3%
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>407</b>	<b>407</b>	<b>407</b>	<b>407</b>	<b>407</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>407</b>	<b>407</b>	<b>407</b>	<b>407</b>	<b>407</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	181	181	180	180	180	0	0%
Multiple Family	28	28	27	27	28	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	39	39	40	40	40	1	3%
Office	18	18	18	18	18	0	0%
Schools	41	41	41	41	41	0	0%
Roads and Freeways	97	97	97	97	97	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>-1</b>	<b>-63%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	0	0	-49%
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	0	0	0	0	0	0	-100%
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>30.6</b>	<b>30.6</b>	<b>31.2</b>	<b>31.4</b>	<b>31.4</b>	<b>0.7</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</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).