

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 101.12**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,352</b>	<b>5,444</b>	<b>5,503</b>	<b>5,513</b>	<b>5,888</b>	<b>536</b>	<b>10%</b>
Household Population	5,352	5,444	5,503	5,513	5,888	536	10%
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>1,513</b>	<b>1,513</b>	<b>1,513</b>	<b>1,513</b>	<b>1,600</b>	<b>87</b>	<b>6%</b>
Single Family	35	35	35	35	46	11	31%
Multiple Family	1,379	1,379	1,379	1,379	1,510	131	9%
Mobile Homes	99	99	99	99	44	-55	-56%
<b>Occupied Housing Units</b>	<b>1,440</b>	<b>1,461</b>	<b>1,462</b>	<b>1,464</b>	<b>1,557</b>	<b>117</b>	<b>8%</b>
Single Family	34	25	26	26	36	2	6%
Multiple Family	1,316	1,350	1,350	1,350	1,479	163	12%
Mobile Homes	90	86	86	88	42	-48	-53%
<b>Vacancy Rate</b>	<b>4.8%</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.2%</b>	<b>2.7%</b>	<b>-2.1</b>	<b>-44%</b>
Single Family	2.9%	28.6%	25.7%	25.7%	21.7%	18.8	648%
Multiple Family	4.6%	2.1%	2.1%	2.1%	2.1%	-2.5	-54%
Mobile Homes	9.1%	13.1%	13.1%	11.1%	0.0%	-9.1	-100%
<b>Persons per Household</b>	<b>3.72</b>	<b>3.73</b>	<b>3.76</b>	<b>3.77</b>	<b>3.78</b>	<b>0.06</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	311	244	187	153	132	-179	-58%
\$15,000-\$29,999	419	334	269	230	205	-214	-51%
\$30,000-\$44,999	323	344	304	276	260	-63	-20%
\$45,000-\$59,999	202	238	236	233	234	32	16%
\$60,000-\$74,999	86	125	187	219	241	155	180%
\$75,000-\$99,999	81	132	198	244	300	219	270%
\$100,000-\$124,999	14	26	33	42	79	65	464%
\$125,000-\$149,999	0	8	8	8	15	15	0%
\$150,000-\$199,999	4	10	37	51	67	63	1575%
\$200,000 or more	0	0	3	8	24	24	0%
Total Households	1,440	1,461	1,462	1,464	1,557	117	8%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$29,642	\$36,650	\$43,569	\$49,700	\$56,635	\$26,993	91%

**\*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.

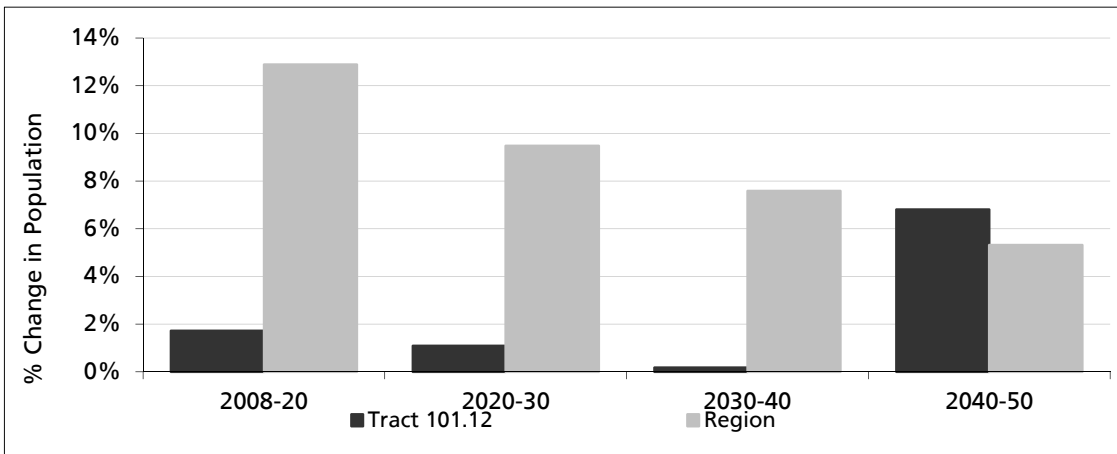
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,352</b>	<b>5,444</b>	<b>5,503</b>	<b>5,513</b>	<b>5,888</b>	<b>536</b>	<b>10%</b>
Under 5	725	710	676	674	676	-49	-7%
5 to 9	505	587	526	514	521	16	3%
10 to 14	427	473	424	400	415	-12	-3%
15 to 17	277	258	256	237	257	-20	-7%
18 to 19	199	166	192	178	198	-1	-1%
20 to 24	488	400	500	472	496	8	2%
25 to 29	437	417	396	414	423	-14	-3%
30 to 34	413	347	289	331	331	-82	-20%
35 to 39	370	306	328	324	363	-7	-2%
40 to 44	329	313	311	270	347	18	5%
45 to 49	355	373	337	363	383	28	8%
50 to 54	261	322	346	344	325	64	25%
55 to 59	184	259	277	257	305	121	66%
60 to 61	51	89	103	102	117	66	129%
62 to 64	29	49	54	57	60	31	107%
65 to 69	55	84	99	100	97	42	76%
70 to 74	75	109	150	160	184	109	145%
75 to 79	69	75	110	137	153	84	122%
80 to 84	51	46	64	86	104	53	104%
85 and over	52	61	65	93	133	81	156%
Median Age	25.6	26.5	27.2	28.4	29.5	3.9	15%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,352</b>	<b>5,444</b>	<b>5,503</b>	<b>5,513</b>	<b>5,888</b>	<b>536</b>	<b>10%</b>
Hispanic	4,019	4,273	4,437	4,596	5,064	1,045	26%
Non-Hispanic	1,333	1,171	1,066	917	824	-509	-38%
White	604	465	378	271	175	-429	-71%
Black	253	238	232	215	212	-41	-16%
American Indian	11	6	4	2	2	-9	-82%
Asian	317	317	311	296	300	-17	-5%
Hawaiian / Pacific Islander	12	7	5	3	3	-9	-75%
Other	4	2	1	1	1	-3	-75%
Two or More Races	132	136	135	129	131	-1	-1%

## GROWTH TRENDS IN TOTAL POPULATION



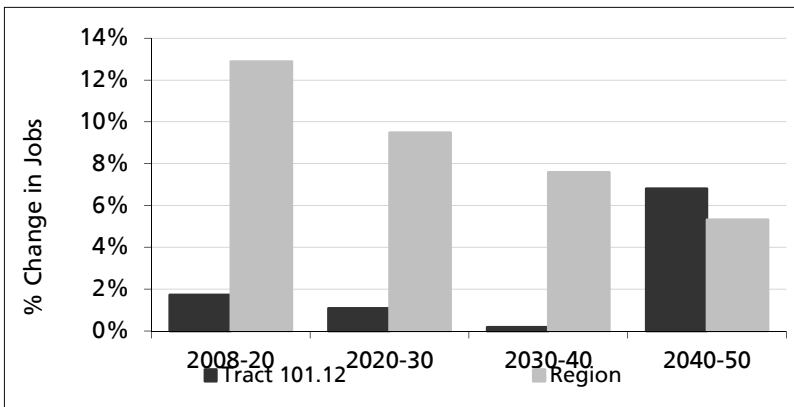
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>449</b>	<b>449</b>	<b>450</b>	<b>450</b>	<b>452</b>	<b>3</b>	<b>1%</b>
Civilian Jobs	449	449	450	450	452	3	1%
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>185</b>	<b>185</b>	<b>185</b>	<b>185</b>	<b>185</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>185</b>	<b>185</b>	<b>185</b>	<b>185</b>	<b>185</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	4	4	4	4	0	0%
Multiple Family	82	82	82	82	85	3	3%
Mobile Homes	5	5	5	5	2	-3	-55%
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	2	2	2	2	2	0	0%
Office	0	0	0	0	0	0	0%
Schools	58	58	58	58	58	0	0%
Roads and Freeways	24	24	24	24	24	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	6	6	7	7	7	1	13%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</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	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	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	0	0	0	-1	-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>7.1</b>	<b>7.1</b>	<b>7.2</b>	<b>7.2</b>	<b>7.2</b>	<b>0.0</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>16.6</b>	<b>16.6</b>	<b>16.6</b>	<b>16.6</b>	<b>17.5</b>	<b>1.0</b>	<b>6%</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).