

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 141.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,509</b>	<b>3,656</b>	<b>3,724</b>	<b>3,837</b>	<b>3,846</b>	<b>337</b>	<b>10%</b>
Household Population	3,489	3,631	3,692	3,796	3,798	309	9%
Group Quarters Population	20	25	32	41	48	28	140%
Civilian	20	25	32	41	48	28	140%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,182</b>	<b>1,197</b>	<b>1,202</b>	<b>1,222</b>	<b>1,228</b>	<b>46</b>	<b>4%</b>
Single Family	1,158	1,173	1,178	1,198	1,204	46	4%
Multiple Family	24	24	24	24	24	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,123</b>	<b>1,165</b>	<b>1,170</b>	<b>1,190</b>	<b>1,197</b>	<b>74</b>	<b>7%</b>
Single Family	1,099	1,143	1,148	1,168	1,175	76	7%
Multiple Family	24	22	22	22	22	-2	-8%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>5.0%</b>	<b>2.7%</b>	<b>2.7%</b>	<b>2.6%</b>	<b>2.5%</b>	<b>-2.5</b>	<b>-50%</b>
Single Family	5.1%	2.6%	2.5%	2.5%	2.4%	-2.7	-53%
Multiple Family	0.0%	8.3%	8.3%	8.3%	8.3%	8.3	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.11</b>	<b>3.12</b>	<b>3.16</b>	<b>3.19</b>	<b>3.17</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	96	78	63	56	50	-46	-48%
\$15,000-\$29,999	245	216	192	177	164	-81	-33%
\$30,000-\$44,999	206	200	190	189	183	-23	-11%
\$45,000-\$59,999	239	243	243	243	236	-3	-1%
\$60,000-\$74,999	191	182	182	183	180	-11	-6%
\$75,000-\$99,999	119	148	150	151	153	34	29%
\$100,000-\$124,999	23	75	101	113	117	94	409%
\$125,000-\$149,999	0	15	32	49	76	76	0%
\$150,000-\$199,999	0	7	16	28	37	37	0%
\$200,000 or more	4	1	1	1	1	-3	-75%
Total Households	1,123	1,165	1,170	1,190	1,197	74	7%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$45,910	\$50,463	\$53,642	\$55,679	\$57,807	\$11,897	26%

**\*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.

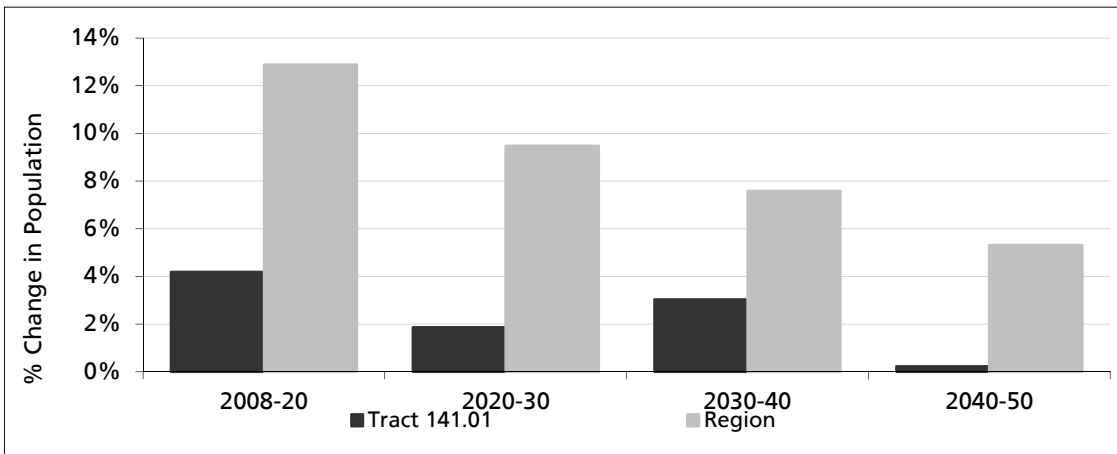
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,509</b>	<b>3,656</b>	<b>3,724</b>	<b>3,837</b>	<b>3,846</b>	<b>337</b>	<b>10%</b>
Under 5	286	273	273	271	259	-27	-9%
5 to 9	249	262	278	296	303	54	22%
10 to 14	225	239	234	243	243	18	8%
15 to 17	183	182	175	179	182	-1	-1%
18 to 19	136	116	121	118	118	-18	-13%
20 to 24	272	266	287	289	296	24	9%
25 to 29	258	306	294	297	292	34	13%
30 to 34	216	219	200	225	215	-1	0%
35 to 39	228	182	214	209	205	-23	-10%
40 to 44	241	229	236	231	274	33	14%
45 to 49	256	230	201	234	228	-28	-11%
50 to 54	311	318	304	328	304	-7	-2%
55 to 59	198	238	217	192	224	26	13%
60 to 61	56	67	59	49	51	-5	-9%
62 to 64	67	102	95	94	87	20	30%
65 to 69	93	152	165	147	123	30	32%
70 to 74	84	134	197	221	231	147	175%
75 to 79	51	54	71	79	72	21	41%
80 to 84	48	37	54	66	64	16	33%
85 and over	51	50	49	69	75	24	47%
Median Age	33.4	34.2	35.0	35.0	35.4	2.0	6%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,509</b>	<b>3,656</b>	<b>3,724</b>	<b>3,837</b>	<b>3,846</b>	<b>337</b>	<b>10%</b>
Hispanic	1,263	1,547	1,771	2,039	2,265	1,002	79%
Non-Hispanic	2,246	2,109	1,953	1,798	1,581	-665	-30%
White	1,602	1,338	1,063	780	443	-1,159	-72%
Black	309	395	475	553	631	322	104%
American Indian	34	35	34	33	33	-1	-3%
Asian	120	145	167	199	227	107	89%
Hawaiian / Pacific Islander	12	12	12	13	13	1	8%
Other	16	19	21	24	26	10	63%
Two or More Races	153	165	181	196	208	55	36%

## GROWTH TRENDS IN TOTAL POPULATION



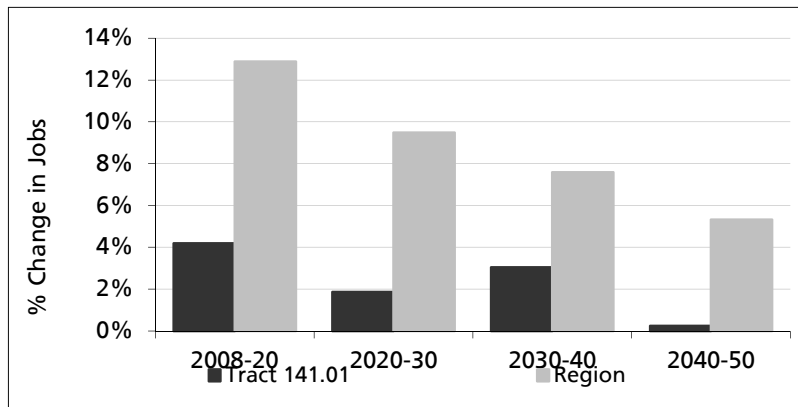
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>198</b>	<b>198</b>	<b>198</b>	<b>198</b>	<b>259</b>	<b>61</b>	<b>31%</b>
Civilian Jobs	198	198	198	198	259	61	31%
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>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>329</b>	<b>329</b>	<b>329</b>	<b>330</b>	<b>330</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	222	225	226	229	230	8	4%
Multiple Family	1	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	0	-2	-100%
Commercial/Services	13	10	9	6	8	-5	-41%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	76	76	76	76	76	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	5	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>1</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	1	1	1	0	0	-1	-100%
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>8.0</b>	<b>9.1</b>	<b>9.5</b>	<b>10.9</b>	<b>14.7</b>	<b>6.7</b>	<b>84%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>5.3</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).