

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 139.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,337</b>	<b>4,384</b>	<b>4,521</b>	<b>4,724</b>	<b>4,830</b>	<b>493</b>	<b>11%</b>
Household Population	4,132	4,135	4,209	4,310	4,349	217	5%
Group Quarters Population	205	249	312	414	481	276	135%
Civilian	205	249	312	414	481	276	135%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,286</b>	<b>1,286</b>	<b>1,291</b>	<b>1,298</b>	<b>1,298</b>	<b>12</b>	<b>1%</b>
Single Family	978	978	983	990	990	12	1%
Multiple Family	308	308	308	308	308	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,253</b>	<b>1,248</b>	<b>1,256</b>	<b>1,264</b>	<b>1,264</b>	<b>11</b>	<b>1%</b>
Single Family	955	954	961	968	968	13	1%
Multiple Family	298	294	295	296	296	-2	-1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.6%</b>	<b>3.0%</b>	<b>2.7%</b>	<b>2.6%</b>	<b>2.6%</b>	<b>0.0</b>	<b>0%</b>
Single Family	2.4%	2.5%	2.2%	2.2%	2.2%	-0.2	-8%
Multiple Family	3.2%	4.5%	4.2%	3.9%	3.9%	0.7	22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.30</b>	<b>3.31</b>	<b>3.35</b>	<b>3.41</b>	<b>3.44</b>	<b>0.14</b>	<b>4%</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	74	56	51	48	42	-32	-43%
\$15,000-\$29,999	178	147	124	105	97	-81	-46%
\$30,000-\$44,999	239	206	180	150	132	-107	-45%
\$45,000-\$59,999	231	231	226	211	199	-32	-14%
\$60,000-\$74,999	231	206	206	201	196	-35	-15%
\$75,000-\$99,999	184	204	209	212	213	29	16%
\$100,000-\$124,999	49	110	147	168	172	123	251%
\$125,000-\$149,999	42	56	64	100	128	86	205%
\$150,000-\$199,999	18	30	45	57	64	46	256%
\$200,000 or more	7	2	4	12	21	14	200%
Total Households	1,253	1,248	1,256	1,264	1,264	11	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$53,799	\$58,961	\$63,422	\$68,806	\$72,398	\$18,599	35%

**\*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.

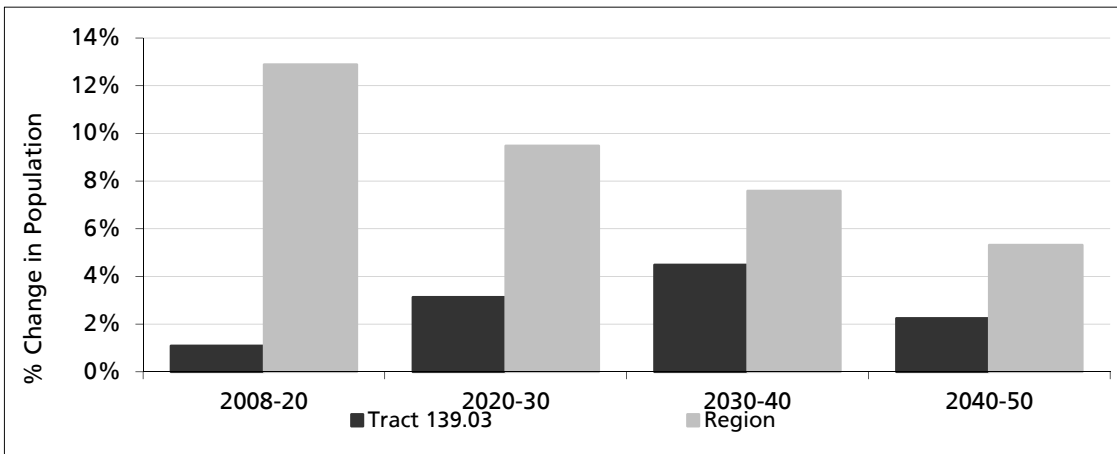
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,337</b>	<b>4,384</b>	<b>4,521</b>	<b>4,724</b>	<b>4,830</b>	<b>493</b>	<b>11%</b>
Under 5	350	316	302	296	277	-73	-21%
5 to 9	185	180	174	170	162	-23	-12%
10 to 14	296	307	289	290	297	1	0%
15 to 17	217	186	178	171	165	-52	-24%
18 to 19	153	125	132	136	137	-16	-10%
20 to 24	302	254	278	263	254	-48	-16%
25 to 29	313	324	299	297	292	-21	-7%
30 to 34	230	214	194	219	217	-13	-6%
35 to 39	240	203	237	236	248	8	3%
40 to 44	298	271	277	270	304	6	2%
45 to 49	327	296	267	316	315	-12	-4%
50 to 54	351	328	305	330	318	-33	-9%
55 to 59	306	380	360	334	394	88	29%
60 to 61	92	133	140	145	167	75	82%
62 to 64	101	159	167	177	183	82	81%
65 to 69	143	243	301	309	295	152	106%
70 to 74	99	147	205	220	227	128	129%
75 to 79	97	107	167	206	202	105	108%
80 to 84	101	86	129	175	187	86	85%
85 and over	136	125	120	164	189	53	39%
Median Age	37.6	41.5	43.2	45.2	46.0	8.4	22%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,337</b>	<b>4,384</b>	<b>4,521</b>	<b>4,724</b>	<b>4,830</b>	<b>493</b>	<b>11%</b>
Hispanic	1,454	1,721	1,961	2,228	2,433	979	67%
Non-Hispanic	2,883	2,663	2,560	2,496	2,397	-486	-17%
White	1,595	1,241	1,007	792	580	-1,015	-64%
Black	508	600	684	774	851	343	68%
American Indian	6	6	5	5	5	-1	-17%
Asian	553	603	649	704	740	187	34%
Hawaiian / Pacific Islander	24	24	23	23	23	-1	-4%
Other	13	13	13	13	13	0	0%
Two or More Races	184	176	179	185	185	1	1%

## GROWTH TRENDS IN TOTAL POPULATION



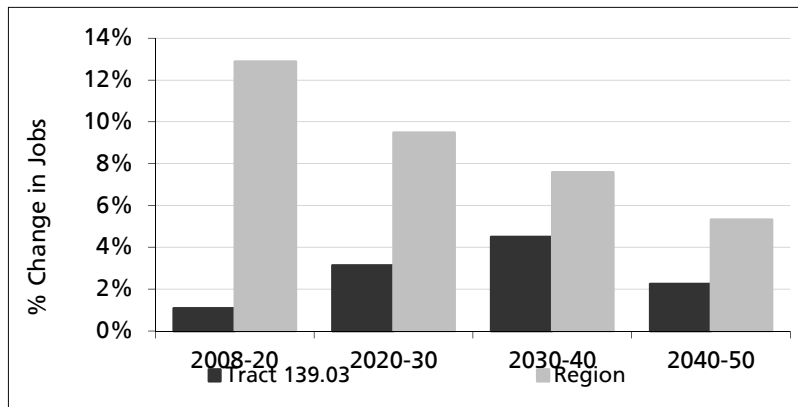
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>492</b>	<b>567</b>	<b>650</b>	<b>669</b>	<b>679</b>	<b>187</b>	<b>38%</b>
Civilian Jobs	492	567	650	669	679	187	38%
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>1,166</b>	<b>1,166</b>	<b>1,166</b>	<b>1,166</b>	<b>1,166</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,135</b>	<b>1,139</b>	<b>1,146</b>	<b>1,148</b>	<b>1,148</b>	<b>13</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	171	171	172	173	173	2	1%
Multiple Family	29	29	29	29	29	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	68	68	71	71	71	4	5%
Commercial/Services	12	15	18	19	19	8	68%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	120	120	120	120	120	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	726	726	726	726	726	0	0%
<b>Vacant Developable Acres</b>	<b>15</b>	<b>12</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>-13</b>	<b>-88%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	1	1	-2	-78%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	0	0	0	-4	-100%
Commercial/Services	9	6	2	2	1	-8	-86%
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>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>5.5</b>	<b>6.1</b>	<b>6.5</b>	<b>6.7</b>	<b>6.7</b>	<b>1.2</b>	<b>22%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.4</b>	<b>6.4</b>	<b>6.4</b>	<b>6.4</b>	<b>6.4</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).