

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 123.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,363</b>	<b>3,368</b>	<b>3,504</b>	<b>3,692</b>	<b>3,879</b>	<b>516</b>	<b>15%</b>
Household Population	3,363	3,368	3,504	3,692	3,879	516	15%
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>1,409</b>	<b>1,417</b>	<b>1,457</b>	<b>1,507</b>	<b>1,549</b>	<b>140</b>	<b>10%</b>
Single Family	947	955	926	912	895	-52	-5%
Multiple Family	462	462	531	595	654	192	42%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,355</b>	<b>1,336</b>	<b>1,384</b>	<b>1,438</b>	<b>1,479</b>	<b>124</b>	<b>9%</b>
Single Family	909	899	877	866	849	-60	-7%
Multiple Family	446	437	507	572	630	184	41%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.8%</b>	<b>5.7%</b>	<b>5.0%</b>	<b>4.6%</b>	<b>4.5%</b>	<b>0.7</b>	<b>18%</b>
Single Family	4.0%	5.9%	5.3%	5.0%	5.1%	1.1	28%
Multiple Family	3.5%	5.4%	4.5%	3.9%	3.7%	0.2	6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.48</b>	<b>2.52</b>	<b>2.53</b>	<b>2.57</b>	<b>2.62</b>	<b>0.14</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	168	133	114	95	86	-82	-49%
\$15,000-\$29,999	229	199	177	161	154	-75	-33%
\$30,000-\$44,999	327	302	291	275	273	-54	-17%
\$45,000-\$59,999	154	161	162	161	162	8	5%
\$60,000-\$74,999	128	149	156	161	164	36	28%
\$75,000-\$99,999	211	251	271	282	292	81	38%
\$100,000-\$124,999	23	60	98	128	142	119	517%
\$125,000-\$149,999	38	55	79	122	144	106	279%
\$150,000-\$199,999	8	12	16	26	29	21	263%
\$200,000 or more	69	14	20	27	33	-36	-52%
Total Households	1,355	1,336	1,384	1,438	1,479	124	9%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$42,867	\$48,168	\$55,185	\$62,516	\$65,899	\$23,032	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.

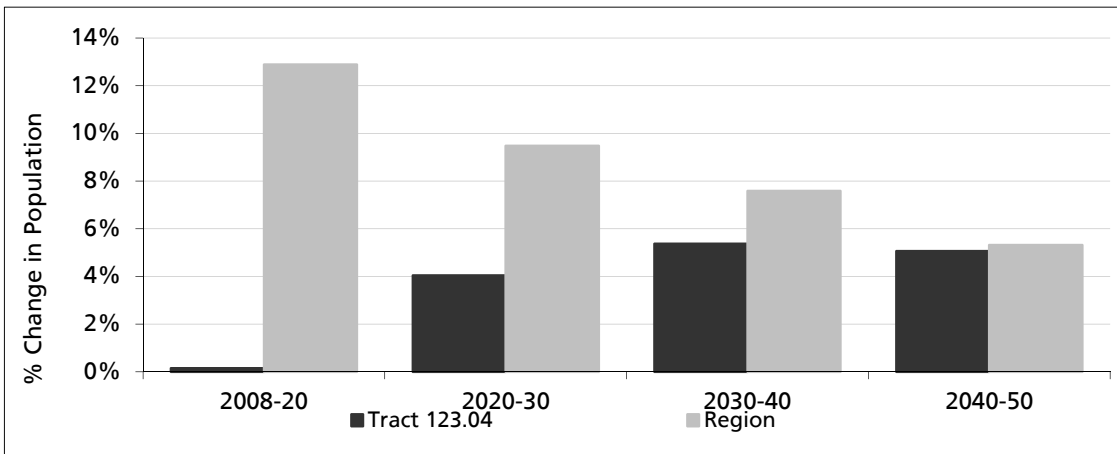
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,363</b>	<b>3,368</b>	<b>3,504</b>	<b>3,692</b>	<b>3,879</b>	<b>516</b>	<b>15%</b>
Under 5	426	395	385	388	382	-44	-10%
5 to 9	276	276	260	249	247	-29	-11%
10 to 14	192	194	186	185	191	-1	-1%
15 to 17	153	143	138	140	151	-2	-1%
18 to 19	79	61	66	66	71	-8	-10%
20 to 24	242	207	248	238	247	5	2%
25 to 29	256	259	258	273	283	27	11%
30 to 34	290	267	226	277	273	-17	-6%
35 to 39	229	199	220	222	241	12	5%
40 to 44	175	158	167	159	191	16	9%
45 to 49	174	170	158	192	197	23	13%
50 to 54	166	142	134	152	151	-15	-9%
55 to 59	127	144	134	122	152	25	20%
60 to 61	76	85	74	63	77	1	1%
62 to 64	89	137	144	142	148	59	66%
65 to 69	127	205	242	234	217	90	71%
70 to 74	99	150	209	220	237	138	139%
75 to 79	57	60	100	126	126	69	121%
80 to 84	63	51	80	116	127	64	102%
85 and over	67	65	75	128	170	103	154%
Median Age	31.0	32.8	34.7	35.7	37.0	6.0	19%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,363</b>	<b>3,368</b>	<b>3,504</b>	<b>3,692</b>	<b>3,879</b>	<b>516</b>	<b>15%</b>
Hispanic	1,543	1,675	1,823	2,005	2,164	621	40%
Non-Hispanic	1,820	1,693	1,681	1,687	1,715	-105	-6%
White	1,392	1,266	1,238	1,223	1,230	-162	-12%
Black	105	107	107	109	108	3	3%
American Indian	13	9	6	4	0	-13	-100%
Asian	196	203	218	235	255	59	30%
Hawaiian / Pacific Islander	7	7	7	0	0	-7	-100%
Other	9	6	1	1	1	-8	-89%
Two or More Races	98	95	104	115	121	23	23%

## GROWTH TRENDS IN TOTAL POPULATION



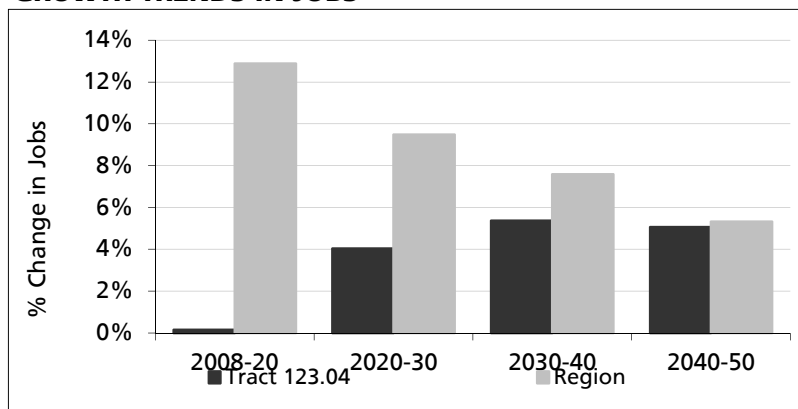
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>421</b>	<b>423</b>	<b>508</b>	<b>509</b>	<b>535</b>	<b>114</b>	<b>27%</b>
Civilian Jobs	421	423	508	509	535	114	27%
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>304</b>	<b>304</b>	<b>304</b>	<b>304</b>	<b>304</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>290</b>	<b>293</b>	<b>297</b>	<b>299</b>	<b>304</b>	<b>14</b>	<b>5%</b>
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	195	197	194	193	194	-1	0%
Multiple Family	17	17	20	23	26	9	53%
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	0	0	0	0	0	0	0%
Commercial/Services	6	6	10	10	11	5	90%
Office	2	2	2	2	2	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	66	66	66	66	66	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>14</b>	<b>12</b>	<b>8</b>	<b>6</b>	<b>0</b>	<b>-14</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	9	6	6	4	0	-8	-96%
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	5	5	1	1	0	-5	-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>54.9</b>	<b>55.2</b>	<b>43.4</b>	<b>43.5</b>	<b>41.3</b>	<b>-13.6</b>	<b>-25%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.6</b>	<b>6.6</b>	<b>6.8</b>	<b>6.9</b>	<b>7.0</b>	<b>0.4</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).