

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 201.08**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,946</b>	<b>6,314</b>	<b>6,574</b>	<b>6,730</b>	<b>6,817</b>	<b>871</b>	<b>15%</b>
Household Population	5,918	6,272	6,496	6,607	6,662	744	13%
Group Quarters Population	28	42	78	123	155	127	454%
Civilian	28	42	78	123	155	127	454%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,644</b>	<b>1,685</b>	<b>1,723</b>	<b>1,723</b>	<b>1,723</b>	<b>79</b>	<b>5%</b>
Single Family	594	623	650	650	650	56	9%
Multiple Family	1,050	1,062	1,073	1,073	1,073	23	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,557</b>	<b>1,642</b>	<b>1,685</b>	<b>1,687</b>	<b>1,689</b>	<b>132</b>	<b>8%</b>
Single Family	557	602	634	634	636	79	14%
Multiple Family	1,000	1,040	1,051	1,053	1,053	53	5%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>5.3%</b>	<b>2.6%</b>	<b>2.2%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>-3.3</b>	<b>-62%</b>
Single Family	6.2%	3.4%	2.5%	2.5%	2.2%	-4.0	-65%
Multiple Family	4.8%	2.1%	2.1%	1.9%	1.9%	-2.9	-60%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.80</b>	<b>3.82</b>	<b>3.86</b>	<b>3.92</b>	<b>3.94</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	232	200	173	146	124	-108	-47%
\$15,000-\$29,999	342	304	274	242	217	-125	-37%
\$30,000-\$44,999	317	320	309	287	271	-46	-15%
\$45,000-\$59,999	324	317	317	311	305	-19	-6%
\$60,000-\$74,999	195	207	207	207	207	12	6%
\$75,000-\$99,999	61	101	116	119	119	58	95%
\$100,000-\$124,999	21	54	72	82	87	66	314%
\$125,000-\$149,999	6	44	68	87	91	85	1417%
\$150,000-\$199,999	43	72	115	151	185	142	330%
\$200,000 or more	16	23	34	55	83	67	419%
Total Households	1,557	1,642	1,685	1,687	1,689	132	8%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$39,677	\$44,859	\$49,093	\$53,127	\$56,434	\$16,757	42%

**\*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.

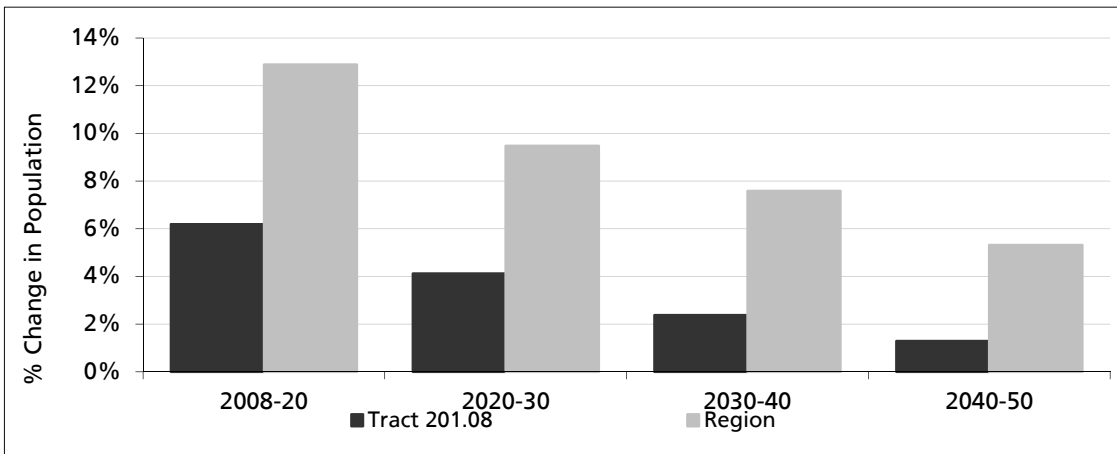
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,946</b>	<b>6,314</b>	<b>6,574</b>	<b>6,730</b>	<b>6,817</b>	<b>871</b>	<b>15%</b>
Under 5	608	610	625	632	603	-5	-1%
5 to 9	460	549	538	548	532	72	16%
10 to 14	625	748	743	740	749	124	20%
15 to 17	431	449	473	450	468	37	9%
18 to 19	224	200	249	240	250	26	12%
20 to 24	500	458	611	599	604	104	21%
25 to 29	612	669	684	759	723	111	18%
30 to 34	610	610	556	712	698	88	14%
35 to 39	571	542	607	604	661	90	16%
40 to 44	401	433	437	377	489	88	22%
45 to 49	270	299	284	316	314	44	16%
50 to 54	192	216	228	228	204	12	6%
55 to 59	135	147	133	115	127	-8	-6%
60 to 61	36	35	16	8	8	-28	-78%
62 to 64	52	68	54	43	39	-13	-25%
65 to 69	103	157	174	165	149	46	45%
70 to 74	28	46	70	81	92	64	229%
75 to 79	11	14	25	32	36	25	227%
80 to 84	17	13	22	28	22	5	29%
85 and over	60	51	45	53	49	-11	-18%
Median Age	26.0	26.1	25.4	26.0	26.4	0.4	2%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,946</b>	<b>6,314</b>	<b>6,574</b>	<b>6,730</b>	<b>6,817</b>	<b>871</b>	<b>15%</b>
Hispanic	4,065	4,742	5,211	5,560	5,783	1,718	42%
Non-Hispanic	1,881	1,572	1,363	1,170	1,034	-847	-45%
White	1,217	887	660	465	320	-897	-74%
Black	183	221	252	268	286	103	56%
American Indian	36	28	20	15	13	-23	-64%
Asian	312	308	302	292	286	-26	-8%
Hawaiian / Pacific Islander	10	12	16	20	22	12	120%
Other	8	9	9	9	9	1	13%
Two or More Races	115	107	104	101	98	-17	-15%

## GROWTH TRENDS IN TOTAL POPULATION



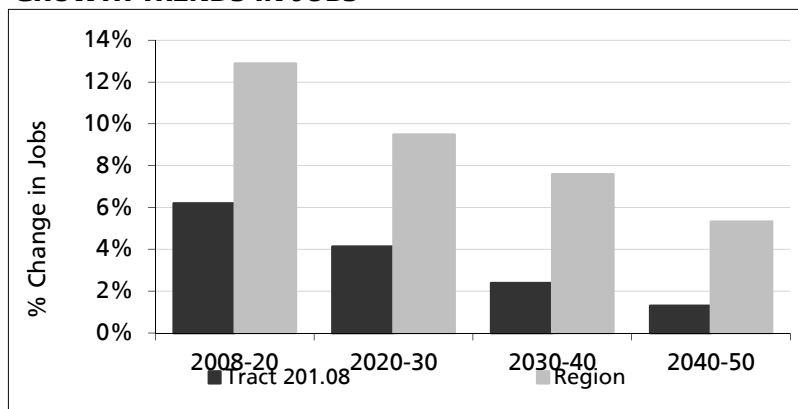
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>952</b>	<b>952</b>	<b>968</b>	<b>968</b>	<b>968</b>	<b>16</b>	<b>2%</b>
Civilian Jobs	952	952	968	968	968	16	2%
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>238</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>232</b>	<b>237</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>6</b>	<b>3%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	92	96	96	96	96	4	4%
Multiple Family	55	56	57	57	57	2	3%
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	17	17	18	18	18	1	3%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	47	47	47	47	47	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	9	0	0%
<b>Vacant Developable Acres</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-6</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-100%
Multiple Family	2	1	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	0	-1	-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>32.3</b>	<b>32.3</b>	<b>32.2</b>	<b>32.2</b>	<b>32.2</b>	<b>-0.1</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>11.2</b>	<b>11.1</b>	<b>11.3</b>	<b>11.3</b>	<b>11.3</b>	<b>0.1</b>	<b>1%</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).