

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 218.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,976</b>	<b>1,750</b>	<b>1,807</b>	<b>1,900</b>	<b>1,924</b>	<b>-52</b>	<b>-3%</b>
Household Population	1,976	1,750	1,807	1,900	1,924	-52	-3%
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>1,043</b>	<b>1,043</b>	<b>1,043</b>	<b>1,048</b>	<b>1,050</b>	<b>7</b>	<b>1%</b>
Single Family	774	774	774	773	775	1	0%
Multiple Family	269	269	269	275	275	6	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>886</b>	<b>791</b>	<b>799</b>	<b>813</b>	<b>818</b>	<b>-68</b>	<b>-8%</b>
Single Family	712	692	697	702	707	-5	-1%
Multiple Family	174	99	102	111	111	-63	-36%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>15.1%</b>	<b>24.2%</b>	<b>23.4%</b>	<b>22.4%</b>	<b>22.1%</b>	<b>7.0</b>	<b>46%</b>
Single Family	8.0%	10.6%	9.9%	9.2%	8.8%	0.8	10%
Multiple Family	35.3%	63.2%	62.1%	59.6%	59.6%	24.3	69%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.23</b>	<b>2.21</b>	<b>2.26</b>	<b>2.34</b>	<b>2.35</b>	<b>0.12</b>	<b>5%</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	55	37	23	20	20	-35	-64%
\$15,000-\$29,999	62	48	42	38	36	-26	-42%
\$30,000-\$44,999	68	40	30	21	17	-51	-75%
\$45,000-\$59,999	81	77	65	55	51	-30	-37%
\$60,000-\$74,999	108	81	71	64	62	-46	-43%
\$75,000-\$99,999	137	132	132	132	131	-6	-4%
\$100,000-\$124,999	139	133	158	166	168	29	21%
\$125,000-\$149,999	64	57	62	73	80	16	25%
\$150,000-\$199,999	68	84	85	86	86	18	26%
\$200,000 or more	104	102	131	158	167	63	61%
Total Households	886	791	799	813	818	-68	-8%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$87,591	\$96,307	\$105,775	\$111,521	\$113,690	\$26,099	30%

**\*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.

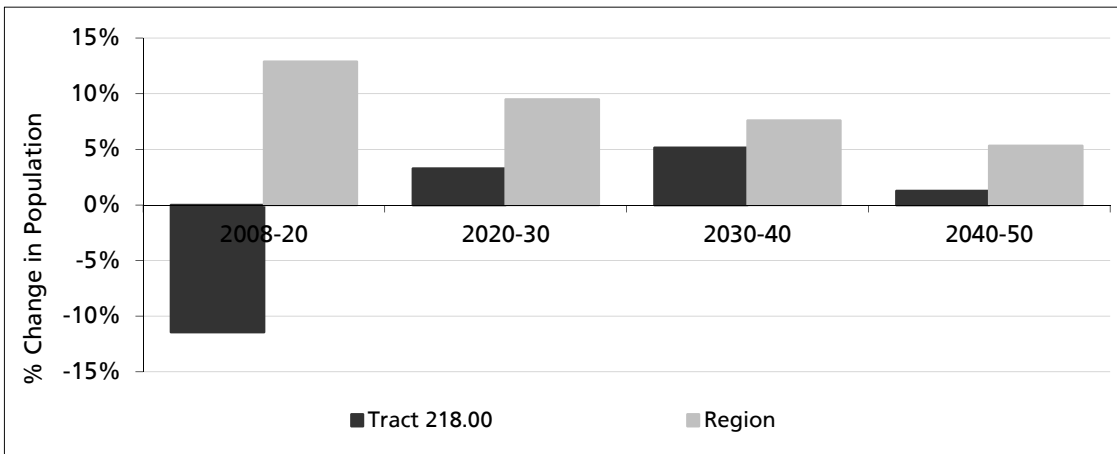
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,976</b>	<b>1,750</b>	<b>1,807</b>	<b>1,900</b>	<b>1,924</b>	<b>-52</b>	<b>-3%</b>
Under 5	63	46	54	56	54	-9	-14%
5 to 9	107	84	89	93	91	-16	-15%
10 to 14	133	110	112	120	118	-15	-11%
15 to 17	104	89	81	95	94	-10	-10%
18 to 19	49	37	28	26	25	-24	-49%
20 to 24	129	106	102	102	106	-23	-18%
25 to 29	82	88	87	82	91	9	11%
30 to 34	84	73	71	80	83	-1	-1%
35 to 39	64	42	58	67	64	0	0%
40 to 44	115	73	87	91	94	-21	-18%
45 to 49	132	83	71	94	100	-32	-24%
50 to 54	167	116	94	110	111	-56	-34%
55 to 59	168	162	127	110	143	-25	-15%
60 to 61	72	73	60	49	67	-5	-7%
62 to 64	85	104	87	76	82	-3	-4%
65 to 69	120	158	176	149	123	3	3%
70 to 74	91	124	154	129	105	14	15%
75 to 79	62	64	107	120	96	34	55%
80 to 84	46	32	57	75	63	17	37%
85 and over	103	86	105	176	214	111	108%
Median Age	47.2	51.9	53.4	52.0	51.9	4.7	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,976</b>	<b>1,750</b>	<b>1,807</b>	<b>1,900</b>	<b>1,924</b>	<b>-52</b>	<b>-3%</b>
Hispanic	67	60	67	75	78	11	16%
Non-Hispanic	1,909	1,690	1,740	1,825	1,846	-63	-3%
White	1,784	1,573	1,616	1,691	1,709	-75	-4%
Black	29	27	28	30	29	0	0%
American Indian	0	0	0	0	0	0	0%
Asian	27	27	31	36	40	13	48%
Hawaiian / Pacific Islander	12	12	12	12	12	0	0%
Other	18	13	13	13	13	-5	-28%
Two or More Races	39	38	40	43	43	4	10%

## GROWTH TRENDS IN TOTAL POPULATION



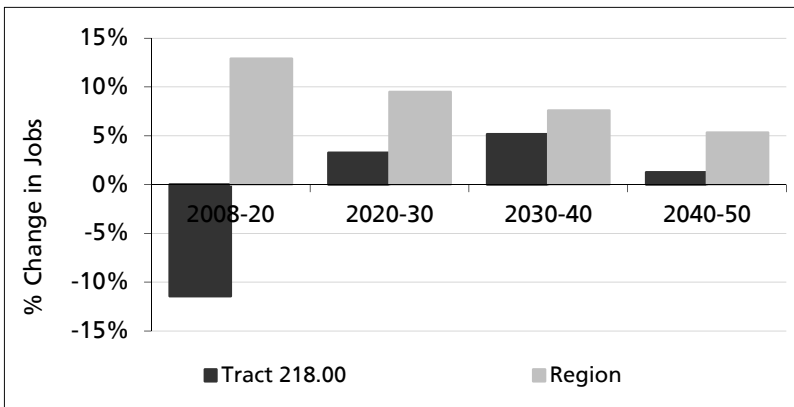
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,676</b>	<b>2,676</b>	<b>2,691</b>	<b>2,695</b>	<b>2,695</b>	<b>19</b>	<b>1%</b>
Civilian Jobs	2,676	2,676	2,691	2,695	2,695	19	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>377</b>	<b>377</b>	<b>377</b>	<b>377</b>	<b>377</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>376</b>	<b>376</b>	<b>376</b>	<b>376</b>	<b>376</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	131	131	131	131	131	0	0%
Multiple Family	7	7	7	7	7	0	2%
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	3	3	3	3	3	0	0%
Commercial/Services	49	49	49	49	49	0	0%
Office	3	3	3	3	3	0	0%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	85	85	85	85	85	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	93	93	93	93	93	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>-38%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	0	-38%
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	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>45.3</b>	<b>45.3</b>	<b>45.5</b>	<b>45.6</b>	<b>45.6</b>	<b>0.3</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.5</b>	<b>7.5</b>	<b>7.5</b>	<b>7.6</b>	<b>7.6</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).