

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 199.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,299</b>	<b>7,577</b>	<b>7,892</b>	<b>8,009</b>	<b>7,983</b>	<b>684</b>	<b>9%</b>
Household Population	7,290	7,560	7,863	7,969	7,931	641	9%
Group Quarters Population	9	17	29	40	52	43	478%
Civilian	9	17	29	40	52	43	478%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,886</b>	<b>2,915</b>	<b>2,983</b>	<b>2,983</b>	<b>2,983</b>	<b>97</b>	<b>3%</b>
Single Family	1,407	1,436	1,504	1,504	1,504	97	7%
Multiple Family	1,478	1,478	1,478	1,478	1,478	0	0%
Mobile Homes	1	1	1	1	1	0	0%
<b>Occupied Housing Units</b>	<b>2,791</b>	<b>2,833</b>	<b>2,899</b>	<b>2,905</b>	<b>2,903</b>	<b>112</b>	<b>4%</b>
Single Family	1,356	1,384	1,449	1,453	1,454	98	7%
Multiple Family	1,434	1,449	1,450	1,452	1,449	15	1%
Mobile Homes	1	0	0	0	0	-1	-100%
<b>Vacancy Rate</b>	<b>3.3%</b>	<b>2.8%</b>	<b>2.8%</b>	<b>2.6%</b>	<b>2.7%</b>	<b>-0.6</b>	<b>-18%</b>
Single Family	3.6%	3.6%	3.7%	3.4%	3.3%	-0.3	-8%
Multiple Family	3.0%	2.0%	1.9%	1.8%	2.0%	-1.0	-33%
Mobile Homes	0.0%	100.0%	100.0%	100.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.61</b>	<b>2.67</b>	<b>2.71</b>	<b>2.74</b>	<b>2.73</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	134	105	79	72	68	-66	-49%
\$15,000-\$29,999	367	315	263	255	246	-121	-33%
\$30,000-\$44,999	532	501	451	451	448	-84	-16%
\$45,000-\$59,999	564	602	586	589	593	29	5%
\$60,000-\$74,999	330	399	450	462	469	139	42%
\$75,000-\$99,999	268	382	487	490	490	222	83%
\$100,000-\$124,999	186	205	221	221	221	35	19%
\$125,000-\$149,999	122	147	147	147	148	26	21%
\$150,000-\$199,999	108	114	119	122	123	15	14%
\$200,000 or more	180	63	96	96	97	-83	-46%
Total Households	2,791	2,833	2,899	2,905	2,903	112	4%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$54,641	\$57,346	\$62,350	\$62,776	\$63,086	\$8,445	15%

**\*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.

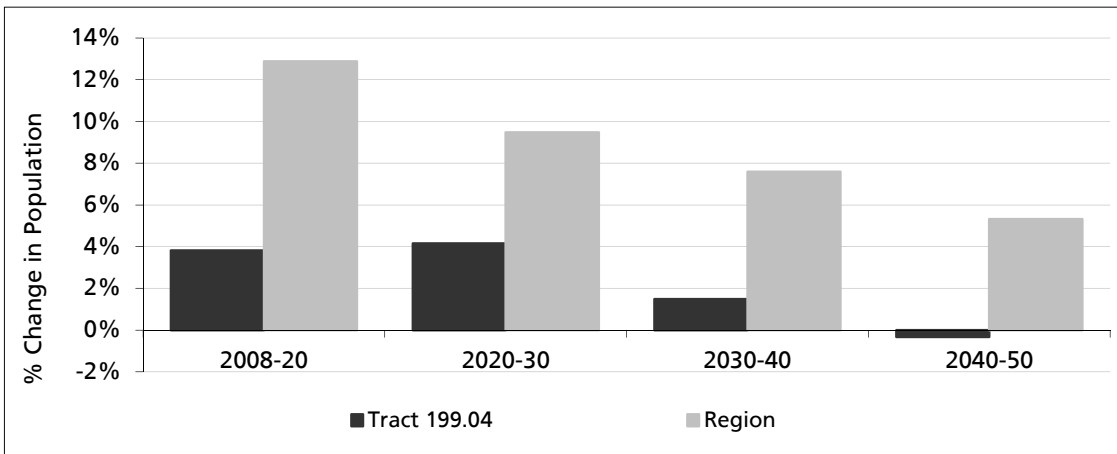
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,299</b>	<b>7,577</b>	<b>7,892</b>	<b>8,009</b>	<b>7,983</b>	<b>684</b>	<b>9%</b>
Under 5	324	294	289	264	245	-79	-24%
5 to 9	434	435	437	421	395	-39	-9%
10 to 14	479	515	495	483	465	-14	-3%
15 to 17	238	227	220	220	218	-20	-8%
18 to 19	166	142	133	125	122	-44	-27%
20 to 24	412	388	405	377	360	-52	-13%
25 to 29	345	403	391	371	365	20	6%
30 to 34	498	510	481	509	482	-16	-3%
35 to 39	545	434	524	513	499	-46	-8%
40 to 44	520	428	462	415	450	-70	-13%
45 to 49	565	464	395	451	444	-121	-21%
50 to 54	538	489	448	469	442	-96	-18%
55 to 59	508	576	489	421	497	-11	-2%
60 to 61	190	241	216	201	251	61	32%
62 to 64	210	318	271	256	258	48	23%
65 to 69	266	444	491	443	402	136	51%
70 to 74	248	412	502	446	415	167	67%
75 to 79	280	330	512	571	520	240	86%
80 to 84	286	261	432	566	537	251	88%
85 and over	247	266	299	487	616	369	149%
Median Age	42.0	45.1	46.4	48.4	49.4	7.4	18%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,299</b>	<b>7,577</b>	<b>7,892</b>	<b>8,009</b>	<b>7,983</b>	<b>684</b>	<b>9%</b>
Hispanic	1,250	1,749	2,228	2,518	2,739	1,489	119%
Non-Hispanic	6,049	5,828	5,664	5,491	5,244	-805	-13%
White	5,196	4,831	4,500	4,167	3,771	-1,425	-27%
Black	229	267	306	332	346	117	51%
American Indian	26	25	23	21	20	-6	-23%
Asian	378	463	560	663	767	389	103%
Hawaiian / Pacific Islander	18	18	18	19	19	1	6%
Other	14	14	15	16	18	4	29%
Two or More Races	188	210	242	273	303	115	61%

## GROWTH TRENDS IN TOTAL POPULATION



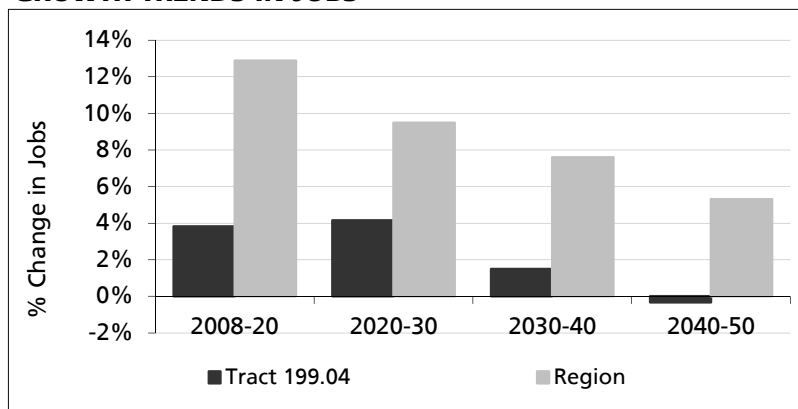
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,668</b>	<b>1,755</b>	<b>2,018</b>	<b>2,018</b>	<b>2,018</b>	<b>350</b>	<b>21%</b>
Civilian Jobs	1,668	1,755	2,018	2,018	2,018	350	21%
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>1,072</b>	<b>1,072</b>	<b>1,072</b>	<b>1,072</b>	<b>1,072</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,013</b>	<b>1,039</b>	<b>1,071</b>	<b>1,071</b>	<b>1,071</b>	<b>58</b>	<b>6%</b>
Low Density Single Family	177	177	231	231	231	54	31%
Single Family	348	369	366	366	366	18	5%
Multiple Family	90	90	90	90	90	0	0%
Mobile Homes	1	1	1	1	1	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	8	8	8	8	8	0	0%
Commercial/Services	151	156	164	164	164	12	8%
Office	15	15	15	15	15	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	176	176	176	176	176	0	0%
Agricultural and Extractive <sup>2</sup>	28	26	0	0	0	-28	-100%
Parks and Military Use	16	16	16	16	16	0	0%
<b>Vacant Developable Acres</b>	<b>58</b>	<b>33</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-58</b>	<b>-99%</b>
Low Density Single Family	28	28	1	1	1	-28	-98%
Single Family	21	0	0	0	0	-20	-99%
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	9	4	0	0	0	-9	-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>9.6</b>	<b>9.8</b>	<b>10.8</b>	<b>10.8</b>	<b>10.8</b>	<b>1.2</b>	<b>13%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.7</b>	<b>4.5</b>	<b>4.3</b>	<b>4.3</b>	<b>4.3</b>	<b>-0.3</b>	<b>-7%</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).