

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 200.13**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>11,368</b>	<b>12,285</b>	<b>12,667</b>	<b>12,873</b>	<b>13,067</b>	<b>1,699</b>	<b>15%</b>
Household Population	11,368	12,285	12,667	12,873	13,067	1,699	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>4,624</b>	<b>4,969</b>	<b>5,066</b>	<b>5,066</b>	<b>5,066</b>	<b>442</b>	<b>10%</b>
Single Family	3,503	3,762	3,859	3,859	3,859	356	10%
Multiple Family	1,121	1,207	1,207	1,207	1,207	86	8%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>4,444</b>	<b>4,698</b>	<b>4,819</b>	<b>4,821</b>	<b>4,834</b>	<b>390</b>	<b>9%</b>
Single Family	3,376	3,563	3,678	3,680	3,690	314	9%
Multiple Family	1,068	1,135	1,141	1,141	1,144	76	7%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.9%</b>	<b>5.5%</b>	<b>4.9%</b>	<b>4.8%</b>	<b>4.6%</b>	<b>0.7</b>	<b>18%</b>
Single Family	3.6%	5.3%	4.7%	4.6%	4.4%	0.8	22%
Multiple Family	4.7%	6.0%	5.5%	5.5%	5.2%	0.5	11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.56</b>	<b>2.61</b>	<b>2.63</b>	<b>2.67</b>	<b>2.70</b>	<b>0.14</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	149	128	110	94	82	-67	-45%
\$15,000-\$29,999	317	289	251	219	189	-128	-40%
\$30,000-\$44,999	468	425	380	341	306	-162	-35%
\$45,000-\$59,999	505	514	469	425	380	-125	-25%
\$60,000-\$74,999	517	541	510	472	430	-87	-17%
\$75,000-\$99,999	715	736	739	718	680	-35	-5%
\$100,000-\$124,999	638	658	688	688	683	45	7%
\$125,000-\$149,999	427	484	527	536	539	112	26%
\$150,000-\$199,999	320	537	678	766	809	489	153%
\$200,000 or more	388	386	467	562	736	348	90%
Total Households	4,444	4,698	4,819	4,821	4,834	390	9%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$84,301	\$90,353	\$98,325	\$105,142	\$112,811	\$28,510	34%

**\*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.

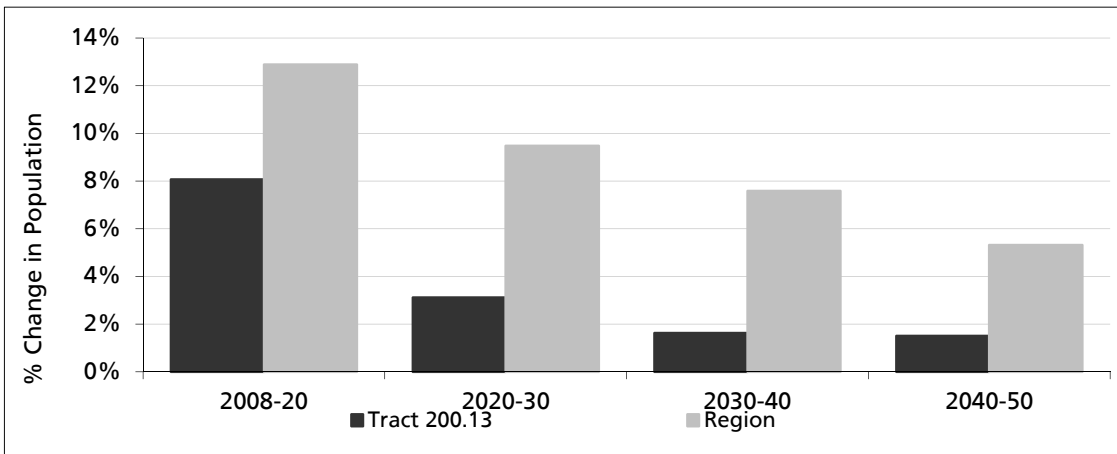
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>11,368</b>	<b>12,285</b>	<b>12,667</b>	<b>12,873</b>	<b>13,067</b>	<b>1,699</b>	<b>15%</b>
Under 5	1,143	1,130	1,121	1,097	1,087	-56	-5%
5 to 9	876	857	884	887	876	0	0%
10 to 14	779	828	801	840	831	52	7%
15 to 17	361	357	332	354	353	-8	-2%
18 to 19	222	201	176	173	170	-52	-23%
20 to 24	426	431	445	427	445	19	4%
25 to 29	409	533	539	506	548	139	34%
30 to 34	488	530	504	529	520	32	7%
35 to 39	946	752	910	922	882	-64	-7%
40 to 44	1,030	856	948	922	989	-41	-4%
45 to 49	908	738	605	762	794	-114	-13%
50 to 54	890	821	694	786	770	-120	-13%
55 to 59	827	997	808	669	857	30	4%
60 to 61	298	399	345	283	363	65	22%
62 to 64	342	575	498	444	467	125	37%
65 to 69	415	794	900	769	681	266	64%
70 to 74	318	615	800	687	586	268	84%
75 to 79	284	385	634	721	618	334	118%
80 to 84	206	218	386	520	471	265	129%
85 and over	200	268	337	575	759	559	280%
Median Age	40.2	43.1	43.3	43.8	44.2	4.0	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>11,368</b>	<b>12,285</b>	<b>12,667</b>	<b>12,873</b>	<b>13,067</b>	<b>1,699</b>	<b>15%</b>
Hispanic	1,063	1,259	1,320	1,385	1,421	358	34%
Non-Hispanic	10,305	11,026	11,347	11,488	11,646	1,341	13%
White	8,979	9,551	9,802	9,898	10,029	1,050	12%
Black	180	183	171	153	132	-48	-27%
American Indian	31	24	19	15	13	-18	-58%
Asian	819	954	1,028	1,088	1,137	318	39%
Hawaiian / Pacific Islander	10	10	10	10	10	0	0%
Other	8	8	8	8	8	0	0%
Two or More Races	278	296	309	316	317	39	14%

## GROWTH TRENDS IN TOTAL POPULATION



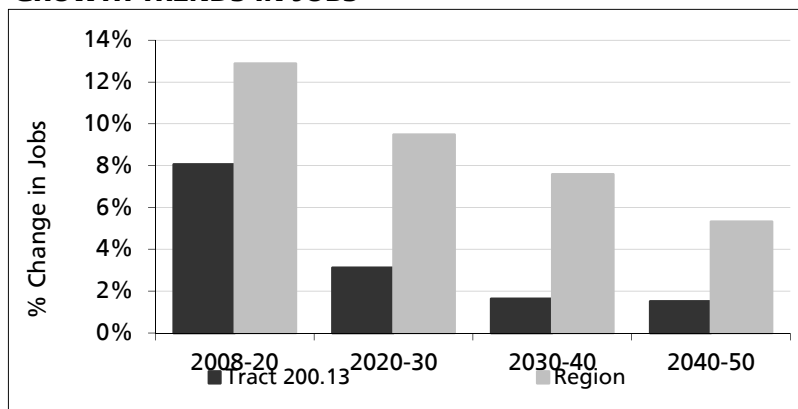
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,188</b>	<b>2,736</b>	<b>2,894</b>	<b>4,130</b>	<b>4,130</b>	<b>2,942</b>	<b>248%</b>
Civilian Jobs	1,188	2,736	2,894	4,130	4,130	2,942	248%
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>2,589</b>	<b>2,589</b>	<b>2,589</b>	<b>2,589</b>	<b>2,589</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,344</b>	<b>2,519</b>	<b>2,547</b>	<b>2,579</b>	<b>2,579</b>	<b>235</b>	<b>10%</b>
Low Density Single Family	11	19	19	19	19	8	74%
Single Family	729	771	790	790	790	61	8%
Multiple Family	75	87	87	87	87	12	15%
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	15	96	96	128	128	113	762%
Commercial/Services	92	120	126	126	126	34	37%
Office	2	2	2	2	2	0	0%
Schools	36	41	43	43	43	7	18%
Roads and Freeways	421	421	421	421	421	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	962	962	962	962	962	1	0%
<b>Vacant Developable Acres</b>	<b>245</b>	<b>70</b>	<b>42</b>	<b>10</b>	<b>10</b>	<b>-235</b>	<b>-96%</b>
Low Density Single Family	8	0	0	0	0	-8	-100%
Single Family	61	19	0	0	0	-61	-100%
Multiple Family	12	0	0	0	0	-12	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	120	38	38	7	7	-113	-94%
Commercial/Services	34	6	0	0	0	-34	-100%
Office	0	0	0	0	0	0	0%
Schools	9	4	2	2	2	-7	-77%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	1	1	1	1	1	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>8.2</b>	<b>10.6</b>	<b>10.9</b>	<b>13.8</b>	<b>13.8</b>	<b>5.7</b>	<b>69%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.7</b>	<b>5.7</b>	<b>5.6</b>	<b>5.6</b>	<b>5.6</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).