

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 203.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,976</b>	<b>6,413</b>	<b>6,957</b>	<b>7,158</b>	<b>7,214</b>	<b>1,238</b>	<b>21%</b>
Household Population	5,939	6,369	6,894	7,070	7,108	1,169	20%
Group Quarters Population	37	44	63	88	106	69	186%
Civilian	37	44	63	88	106	69	186%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,415</b>	<b>2,542</b>	<b>2,708</b>	<b>2,722</b>	<b>2,723</b>	<b>308</b>	<b>13%</b>
Single Family	2,260	2,387	2,552	2,566	2,566	306	14%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	155	155	156	156	157	2	1%
<b>Occupied Housing Units</b>	<b>2,347</b>	<b>2,463</b>	<b>2,623</b>	<b>2,637</b>	<b>2,637</b>	<b>290</b>	<b>12%</b>
Single Family	2,196	2,320	2,483	2,497	2,495	299	14%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	151	143	140	140	142	-9	-6%
<b>Vacancy Rate</b>	<b>2.8%</b>	<b>3.1%</b>	<b>3.1%</b>	<b>3.1%</b>	<b>3.2%</b>	<b>0.4</b>	<b>14%</b>
Single Family	2.8%	2.8%	2.7%	2.7%	2.8%	0.0	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	2.6%	7.7%	10.3%	10.3%	0.0%	-2.6	-100%
<b>Persons per Household</b>	<b>2.53</b>	<b>2.59</b>	<b>2.63</b>	<b>2.68</b>	<b>2.70</b>	<b>0.17</b>	<b>7%</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	147	120	101	80	68	-79	-54%
\$15,000-\$29,999	238	206	186	164	147	-91	-38%
\$30,000-\$44,999	314	311	308	288	271	-43	-14%
\$45,000-\$59,999	307	327	344	335	324	17	6%
\$60,000-\$74,999	315	334	366	368	364	49	16%
\$75,000-\$99,999	435	469	512	521	522	87	20%
\$100,000-\$124,999	301	350	386	402	410	109	36%
\$125,000-\$149,999	136	175	200	218	241	105	77%
\$150,000-\$199,999	99	112	131	157	173	74	75%
\$200,000 or more	55	59	89	104	117	62	113%
Total Households	2,347	2,463	2,623	2,637	2,637	290	12%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$67,976	\$72,013	\$75,317	\$79,007	\$81,920	\$13,944	21%

**\*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.

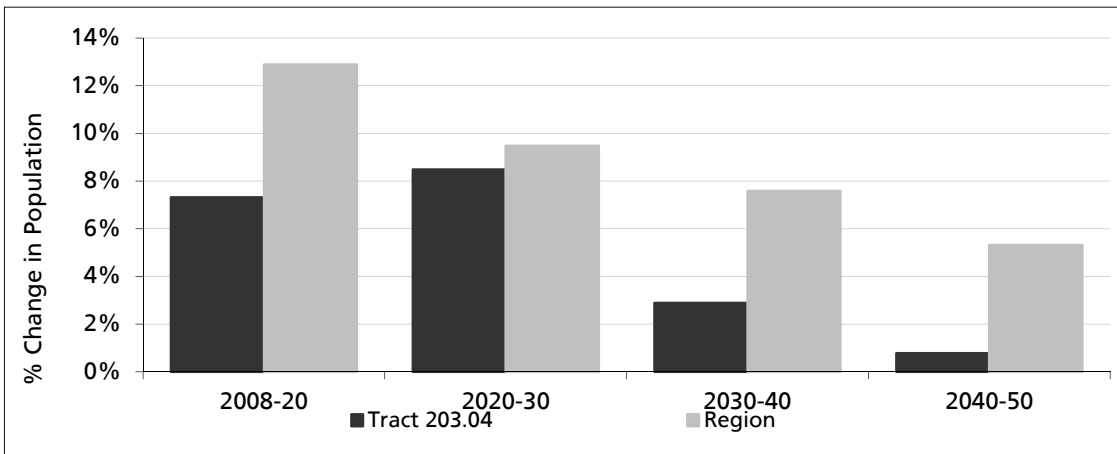
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,976</b>	<b>6,413</b>	<b>6,957</b>	<b>7,158</b>	<b>7,214</b>	<b>1,238</b>	<b>21%</b>
Under 5	295	268	266	254	240	-55	-19%
5 to 9	319	297	294	286	272	-47	-15%
10 to 14	409	410	381	374	361	-48	-12%
15 to 17	241	219	206	202	199	-42	-17%
18 to 19	152	131	129	121	117	-35	-23%
20 to 24	314	284	313	290	285	-29	-9%
25 to 29	235	269	266	247	248	13	6%
30 to 34	136	131	127	131	123	-13	-10%
35 to 39	269	198	236	227	216	-53	-20%
40 to 44	396	321	339	304	329	-67	-17%
45 to 49	494	414	355	410	402	-92	-19%
50 to 54	427	393	357	374	348	-79	-19%
55 to 59	417	488	437	375	441	24	6%
60 to 61	177	227	217	207	245	68	38%
62 to 64	226	351	323	298	295	69	31%
65 to 69	341	583	682	606	536	195	57%
70 to 74	281	481	630	553	487	206	73%
75 to 79	221	267	432	470	395	174	79%
80 to 84	272	261	458	618	605	333	122%
85 and over	354	420	509	811	1,070	716	202%
Median Age	47.2	53.4	57.4	59.8	60.2	13.0	28%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,976</b>	<b>6,413</b>	<b>6,957</b>	<b>7,158</b>	<b>7,214</b>	<b>1,238</b>	<b>21%</b>
Hispanic	1,136	1,474	1,802	2,134	2,426	1,290	114%
Non-Hispanic	4,840	4,939	5,155	5,024	4,788	-52	-1%
White	4,208	4,153	4,189	3,923	3,571	-637	-15%
Black	83	110	139	160	181	98	118%
American Indian	4	4	4	4	5	1	25%
Asian	327	408	500	574	639	312	95%
Hawaiian / Pacific Islander	9	11	13	15	15	6	67%
Other	31	48	63	73	81	50	161%
Two or More Races	178	205	247	275	296	118	66%

## GROWTH TRENDS IN TOTAL POPULATION



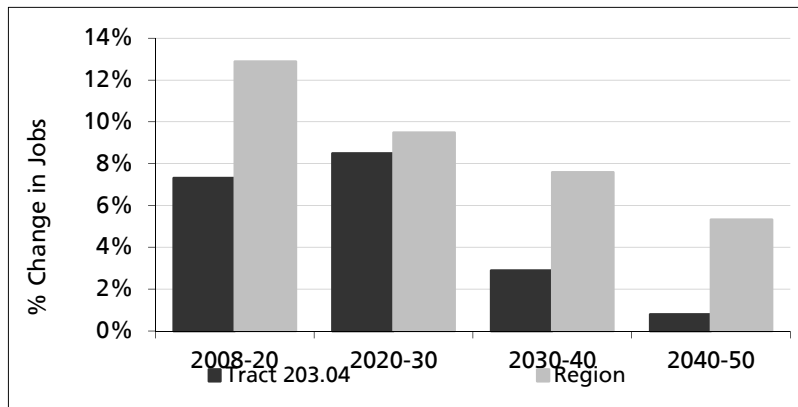
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>725</b>	<b>739</b>	<b>949</b>	<b>1,099</b>	<b>1,099</b>	<b>374</b>	<b>52%</b>
Civilian Jobs	725	739	949	1,099	1,099	374	52%
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>3,401</b>	<b>3,401</b>	<b>3,401</b>	<b>3,401</b>	<b>3,401</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,407</b>	<b>3,096</b>	<b>3,311</b>	<b>3,359</b>	<b>3,359</b>	<b>952</b>	<b>40%</b>
Low Density Single Family	454	1,148	1,915	1,962	1,962	1,508	332%
Single Family	462	467	473	474	474	12	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	30	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	15	16	37	61	61	45	293%
Commercial/Services	111	114	136	136	136	25	22%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	201	201	201	201	201	0	0%
Agricultural and Extractive <sup>2</sup>	674	660	60	36	36	-638	-95%
Parks and Military Use	459	459	459	459	459	0	0%
<b>Vacant Developable Acres</b>	<b>987</b>	<b>299</b>	<b>83</b>	<b>36</b>	<b>36</b>	<b>-952</b>	<b>-96%</b>
Low Density Single Family	894	211	44	21	21	-872	-98%
Single Family	15	10	4	3	3	-12	-78%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	45	45	24	0	0	-45	-100%
Commercial/Services	22	22	0	0	0	-22	-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	11	11	11	11	11	0	0%
<b>Constrained Acres</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>5.7</b>	<b>5.7</b>	<b>5.5</b>	<b>5.6</b>	<b>5.6</b>	<b>-0.1</b>	<b>-2%</b>
<b>Residential Density<sup>4</sup></b>	<b>2.6</b>	<b>1.5</b>	<b>1.1</b>	<b>1.1</b>	<b>1.1</b>	<b>-1.4</b>	<b>-57%</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).