

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 198.09**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,984</b>	<b>4,711</b>	<b>4,842</b>	<b>4,834</b>	<b>4,801</b>	<b>817</b>	<b>21%</b>
Household Population	3,984	4,711	4,842	4,834	4,801	817	21%
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>1,710</b>	<b>1,919</b>	<b>1,926</b>	<b>1,886</b>	<b>1,863</b>	<b>153</b>	<b>9%</b>
Single Family	1,385	1,524	1,546	1,546	1,546	161	12%
Multiple Family	0	147	147	147	147	147	0%
Mobile Homes	325	248	233	193	170	-155	-48%
<b>Occupied Housing Units</b>	<b>1,634</b>	<b>1,836</b>	<b>1,856</b>	<b>1,819</b>	<b>1,798</b>	<b>164</b>	<b>10%</b>
Single Family	1,320	1,466	1,493	1,495	1,497	177	13%
Multiple Family	0	134	141	141	141	141	0%
Mobile Homes	314	236	222	183	160	-154	-49%
<b>Vacancy Rate</b>	<b>4.4%</b>	<b>4.3%</b>	<b>3.6%</b>	<b>3.6%</b>	<b>3.5%</b>	<b>-0.9</b>	<b>-20%</b>
Single Family	4.7%	3.8%	3.4%	3.3%	3.2%	-1.5	-32%
Multiple Family	0.0%	8.8%	4.1%	4.1%	4.1%	4.1	0%
Mobile Homes	3.4%	4.8%	4.7%	5.2%	0.0%	-3.4	-100%
<b>Persons per Household</b>	<b>2.44</b>	<b>2.57</b>	<b>2.61</b>	<b>2.66</b>	<b>2.67</b>	<b>0.23</b>	<b>9%</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	105	91	75	61	52	-53	-50%
\$15,000-\$29,999	213	185	163	140	125	-88	-41%
\$30,000-\$44,999	222	210	196	175	164	-58	-26%
\$45,000-\$59,999	228	272	263	249	235	7	3%
\$60,000-\$74,999	202	279	287	280	273	71	35%
\$75,000-\$99,999	291	394	446	467	471	180	62%
\$100,000-\$124,999	158	156	159	172	197	39	25%
\$125,000-\$149,999	73	85	84	85	85	12	16%
\$150,000-\$199,999	73	89	96	95	93	20	27%
\$200,000 or more	69	75	87	95	103	34	49%
Total Households	1,634	1,836	1,856	1,819	1,798	164	10%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$63,639	\$68,602	\$72,073	\$75,241	\$77,654	\$14,015	22%

**\*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.

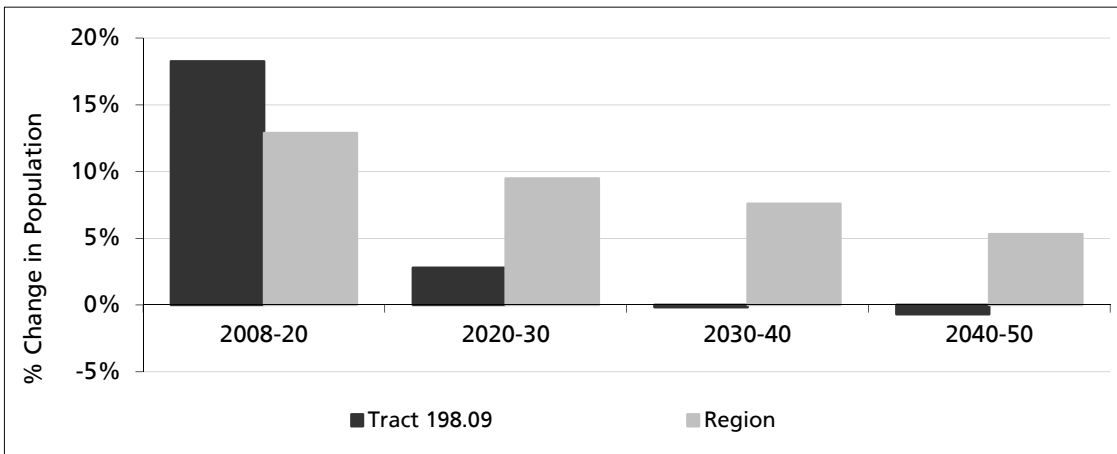
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,984</b>	<b>4,711</b>	<b>4,842</b>	<b>4,834</b>	<b>4,801</b>	<b>817</b>	<b>21%</b>
Under 5	154	187	169	135	121	-33	-21%
5 to 9	168	167	144	146	144	-24	-14%
10 to 14	241	210	179	170	173	-68	-28%
15 to 17	128	155	118	117	107	-21	-16%
18 to 19	139	121	84	85	87	-52	-37%
20 to 24	277	274	265	202	221	-56	-20%
25 to 29	167	207	209	166	192	25	15%
30 to 34	96	124	115	119	87	-9	-9%
35 to 39	124	107	104	109	109	-15	-12%
40 to 44	241	178	196	151	151	-90	-37%
45 to 49	342	258	192	250	245	-97	-28%
50 to 54	254	304	195	190	216	-38	-15%
55 to 59	207	292	225	187	219	12	6%
60 to 61	56	103	122	74	100	44	79%
62 to 64	112	152	112	113	100	-12	-11%
65 to 69	145	301	312	225	217	72	50%
70 to 74	137	348	482	414	317	180	131%
75 to 79	256	352	494	545	486	230	90%
80 to 84	350	416	618	697	562	212	61%
85 and over	390	455	507	739	947	557	143%
Median Age	48.8	56.1	64.8	69.5	68.0	19.2	39%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,984</b>	<b>4,711</b>	<b>4,842</b>	<b>4,834</b>	<b>4,801</b>	<b>817</b>	<b>21%</b>
Hispanic	414	566	593	606	613	199	48%
Non-Hispanic	3,570	4,145	4,249	4,228	4,188	618	17%
White	3,145	3,627	3,715	3,701	3,669	524	17%
Black	62	86	76	62	59	-3	-5%
American Indian	18	4	7	6	0	-18	-100%
Asian	198	281	301	303	303	105	53%
Hawaiian / Pacific Islander	14	9	5	12	6	-8	-57%
Other	3	3	2	2	2	-1	-33%
Two or More Races	130	135	143	142	149	19	15%

## GROWTH TRENDS IN TOTAL POPULATION



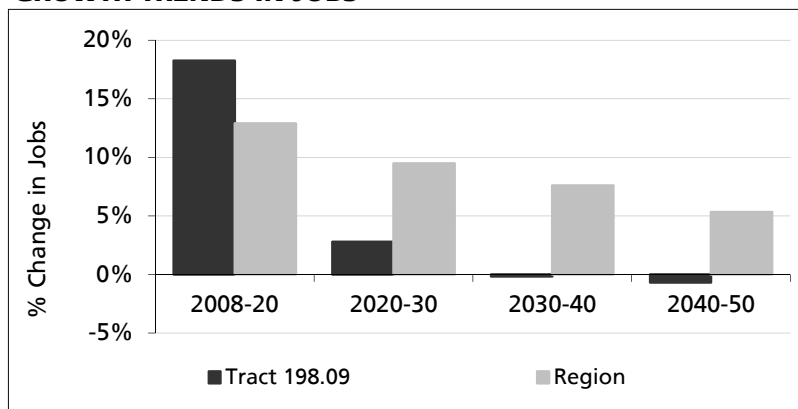
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>458</b>	<b>713</b>	<b>779</b>	<b>779</b>	<b>779</b>	<b>321</b>	<b>70%</b>
Civilian Jobs	458	713	779	779	779	321	70%
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>719</b>	<b>719</b>	<b>719</b>	<b>719</b>	<b>719</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>675</b>	<b>716</b>	<b>718</b>	<b>718</b>	<b>718</b>	<b>43</b>	<b>6%</b>
Low Density Single Family	62	92	92	92	92	30	48%
Single Family	288	295	295	295	295	7	2%
Multiple Family	0	6	6	6	6	6	--
Mobile Homes	41	41	41	41	41	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	13	13	13	13	13	0	0%
Commercial/Services	29	38	40	40	40	11	36%
Office	0	0	0	0	0	0	0%
Schools	30	30	30	30	30	0	0%
Roads and Freeways	110	110	110	110	110	0	0%
Agricultural and Extractive <sup>2</sup>	10	0	0	0	0	-10	-100%
Parks and Military Use	91	91	91	91	91	0	0%
<b>Vacant Developable Acres</b>	<b>43</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-43</b>	<b>-99%</b>
Low Density Single Family	19	0	0	0	0	-19	-100%
Single Family	7	0	0	0	0	-7	-94%
Multiple Family	6	0	0	0	0	-6	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	11	2	0	0	0	-11	-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>6.4</b>	<b>8.8</b>	<b>9.4</b>	<b>9.4</b>	<b>9.4</b>	<b>3.1</b>	<b>48%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.4</b>	<b>4.4</b>	<b>4.4</b>	<b>4.3</b>	<b>4.3</b>	<b>-0.1</b>	<b>-2%</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).