

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 203.07**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,399</b>	<b>8,013</b>	<b>9,018</b>	<b>11,586</b>	<b>11,842</b>	<b>5,443</b>	<b>85%</b>
Household Population	6,307	7,862	8,738	11,165	11,319	5,012	79%
Group Quarters Population	92	151	280	421	523	431	468%
Civilian	92	151	280	421	523	431	468%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,755</b>	<b>3,211</b>	<b>3,510</b>	<b>4,240</b>	<b>4,243</b>	<b>1,488</b>	<b>54%</b>
Single Family	1,332	1,503	1,822	2,127	2,154	822	62%
Multiple Family	522	818	818	1,303	1,303	781	150%
Mobile Homes	901	890	870	810	786	-115	-13%
<b>Occupied Housing Units</b>	<b>2,616</b>	<b>3,082</b>	<b>3,353</b>	<b>4,062</b>	<b>4,085</b>	<b>1,469</b>	<b>56%</b>
Single Family	1,262	1,432	1,723	2,021	2,053	791	63%
Multiple Family	504	798	798	1,265	1,275	771	153%
Mobile Homes	850	852	832	776	757	-93	-11%
<b>Vacancy Rate</b>	<b>5.0%</b>	<b>4.0%</b>	<b>4.5%</b>	<b>4.2%</b>	<b>3.7%</b>	<b>-1.3</b>	<b>-26%</b>
Single Family	5.3%	4.7%	5.4%	5.0%	4.7%	-0.6	-11%
Multiple Family	3.4%	2.4%	2.4%	2.9%	2.1%	-1.3	-38%
Mobile Homes	5.7%	4.3%	4.4%	4.2%	0.0%	-5.7	-100%
<b>Persons per Household</b>	<b>2.41</b>	<b>2.55</b>	<b>2.61</b>	<b>2.75</b>	<b>2.77</b>	<b>0.36</b>	<b>15%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

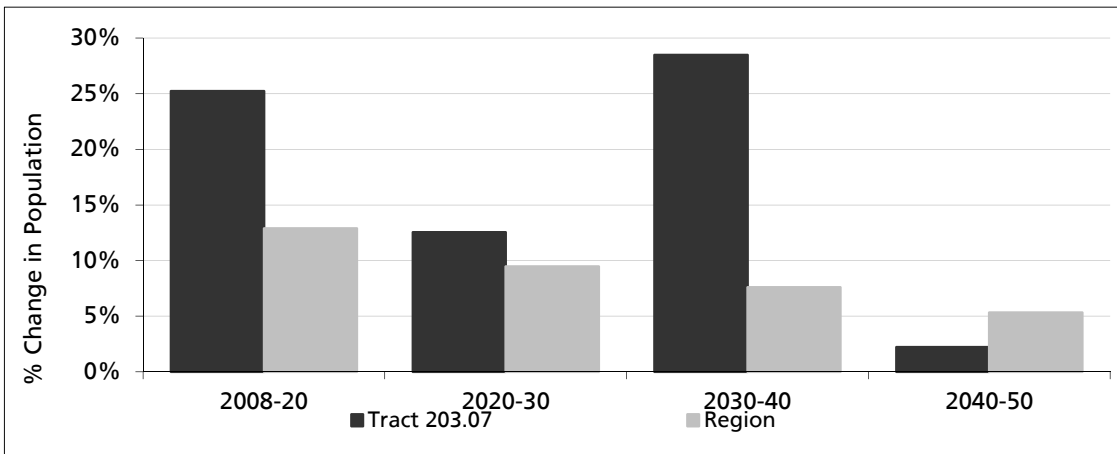
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,399</b>	<b>8,013</b>	<b>9,018</b>	<b>11,586</b>	<b>11,842</b>	<b>5,443</b>	<b>85%</b>
Under 5	392	453	511	665	662	270	69%
5 to 9	382	486	530	682	672	290	76%
10 to 14	389	499	529	679	692	303	78%
15 to 17	259	293	308	394	406	147	57%
18 to 19	177	180	207	257	269	92	52%
20 to 24	400	438	521	621	630	230	58%
25 to 29	354	497	549	713	720	366	103%
30 to 34	337	431	460	693	708	371	110%
35 to 39	414	427	554	717	739	325	79%
40 to 44	482	530	625	752	888	406	84%
45 to 49	630	660	639	952	976	346	55%
50 to 54	560	624	624	827	810	250	45%
55 to 59	454	643	631	715	837	383	84%
60 to 61	155	241	266	328	374	219	141%
62 to 64	129	238	242	301	300	171	133%
65 to 69	232	440	499	535	464	232	100%
70 to 74	205	393	522	582	552	347	169%
75 to 79	163	217	350	481	443	280	172%
80 to 84	134	134	229	336	307	173	129%
85 and over	151	189	222	356	393	242	160%
Median Age	41.0	42.9	42.7	42.5	42.4	1.4	3%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,399</b>	<b>8,013</b>	<b>9,018</b>	<b>11,586</b>	<b>11,842</b>	<b>5,443</b>	<b>85%</b>
Hispanic	1,553	2,614	3,606	5,547	6,495	4,942	318%
Non-Hispanic	4,846	5,399	5,412	6,039	5,347	501	10%
White	4,016	4,216	3,930	3,967	3,044	-972	-24%
Black	124	212	301	462	553	429	346%
American Indian	27	29	27	29	25	-2	-7%
Asian	477	671	822	1,124	1,233	756	158%
Hawaiian / Pacific Islander	10	18	24	35	39	29	290%
Other	14	17	20	27	29	15	107%
Two or More Races	178	236	288	395	424	246	138%

## GROWTH TRENDS IN TOTAL POPULATION



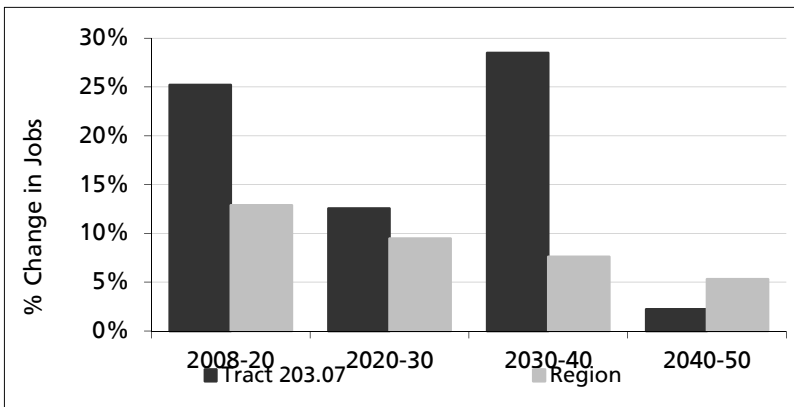
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>18,636</b>	<b>22,196</b>	<b>24,029</b>	<b>24,893</b>	<b>25,128</b>	<b>6,492</b>	<b>35%</b>
Civilian Jobs	18,636	22,196	24,029	24,893	25,128	6,492	35%
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>5,402</b>	<b>5,402</b>	<b>5,402</b>	<b>5,402</b>	<b>5,402</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>3,695</b>	<b>4,023</b>	<b>4,728</b>	<b>5,198</b>	<b>5,239</b>	<b>1,544</b>	<b>42%</b>
Low Density Single Family	346	528	1,202	1,737	1,764	1,419	411%
Single Family	307	320	325	325	325	17	6%
Multiple Family	23	27	27	27	27	4	16%
Mobile Homes	111	111	111	111	111	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	14	14	24	24	24	--
Industrial	672	684	719	734	749	77	11%
Commercial/Services	198	270	275	262	262	64	32%
Office	7	16	16	19	19	12	164%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	391	391	391	391	391	0	0%
Agricultural and Extractive <sup>2</sup>	100	100	86	5	5	-95	-95%
Parks and Military Use	1,539	1,562	1,562	1,562	1,562	23	2%
<b>Vacant Developable Acres</b>	<b>1,686</b>	<b>1,358</b>	<b>654</b>	<b>183</b>	<b>142</b>	<b>-1,544</b>	<b>-92%</b>
Low Density Single Family	1,464	1,282	622	167	140	-1,324	-90%
Single Family	22	6	0	0	0	-21	-98%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	5	0	0	0	0	-5	-100%
Industrial	100	70	30	15	0	-100	-100%
Commercial/Services	63	0	0	0	0	-63	-100%
Office	9	0	0	0	0	-9	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	23	0	0	0	0	-23	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
<b>Constrained Acres</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>21.2</b>	<b>22.7</b>	<b>23.6</b>	<b>24.2</b>	<b>24.1</b>	<b>2.9</b>	<b>14%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.5</b>	<b>3.2</b>	<b>2.1</b>	<b>1.9</b>	<b>1.9</b>	<b>-1.6</b>	<b>-46%</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).