

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 209.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,234</b>	<b>3,671</b>	<b>4,049</b>	<b>4,257</b>	<b>4,393</b>	<b>1,159</b>	<b>36%</b>
Household Population	3,174	3,602	3,955	4,142	4,264	1,090	34%
Group Quarters Population	60	69	94	115	129	69	115%
Civilian	60	69	94	115	129	69	115%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,781</b>	<b>1,899</b>	<b>2,044</b>	<b>2,082</b>	<b>2,122</b>	<b>341</b>	<b>19%</b>
Single Family	1,728	1,841	1,986	2,024	2,064	336	19%
Multiple Family	34	39	39	39	39	5	15%
Mobile Homes	19	19	19	19	19	0	0%
<b>Occupied Housing Units</b>	<b>1,297</b>	<b>1,445</b>	<b>1,578</b>	<b>1,626</b>	<b>1,659</b>	<b>362</b>	<b>28%</b>
Single Family	1,246	1,391	1,526	1,577	1,608	362	29%
Multiple Family	34	38	39	39	39	5	15%
Mobile Homes	17	16	13	10	12	-5	-29%
<b>Vacancy Rate</b>	<b>27.2%</b>	<b>23.9%</b>	<b>22.8%</b>	<b>21.9%</b>	<b>21.8%</b>	<b>-5.4</b>	<b>-20%</b>
Single Family	27.9%	24.4%	23.2%	22.1%	22.1%	-5.8	-21%
Multiple Family	0.0%	2.6%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	10.5%	15.8%	31.6%	47.4%	0.0%	-10.5	-100%
<b>Persons per Household</b>	<b>2.45</b>	<b>2.49</b>	<b>2.51</b>	<b>2.55</b>	<b>2.57</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	55	39	35	34	34	-21	-38%
\$15,000-\$29,999	169	103	97	96	95	-74	-44%
\$30,000-\$44,999	148	205	208	208	206	58	39%
\$45,000-\$59,999	273	253	273	277	279	6	2%
\$60,000-\$74,999	321	265	286	292	299	-22	-7%
\$75,000-\$99,999	178	320	358	376	388	210	118%
\$100,000-\$124,999	51	159	192	201	204	153	300%
\$125,000-\$149,999	41	66	84	89	97	56	137%
\$150,000-\$199,999	17	32	42	47	52	35	206%
\$200,000 or more	44	3	3	6	5	-39	-89%
Total Households	1,297	1,445	1,578	1,626	1,659	362	28%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$60,164	\$66,934	\$69,231	\$70,171	\$70,811	\$10,647	18%

**\*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.

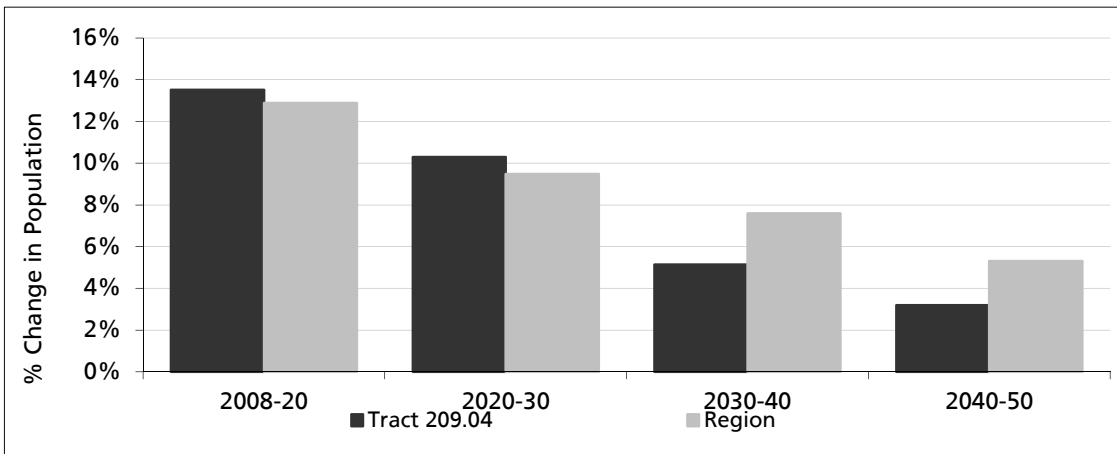
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,234</b>	<b>3,671</b>	<b>4,049</b>	<b>4,257</b>	<b>4,393</b>	<b>1,159</b>	<b>36%</b>
Under 5	69	59	54	51	50	-19	-28%
5 to 9	95	97	90	81	70	-25	-26%
10 to 14	149	154	144	149	145	-4	-3%
15 to 17	119	110	105	107	108	-11	-9%
18 to 19	88	74	67	68	70	-18	-20%
20 to 24	281	271	296	294	313	32	11%
25 to 29	189	235	240	238	251	62	33%
30 to 34	112	114	108	106	106	-6	-5%
35 to 39	123	102	132	126	121	-2	-2%
40 to 44	127	107	118	115	126	-1	-1%
45 to 49	194	151	128	169	175	-19	-10%
50 to 54	299	277	243	276	280	-19	-6%
55 to 59	293	336	276	234	316	23	8%
60 to 61	89	110	99	87	115	26	29%
62 to 64	115	181	162	148	161	46	40%
65 to 69	218	381	458	406	353	135	62%
70 to 74	221	385	527	487	437	216	98%
75 to 79	173	211	354	433	390	217	125%
80 to 84	122	118	212	299	290	168	138%
85 and over	158	198	236	383	516	358	227%
Median Age	51.2	56.3	60.5	62.6	61.1	9.9	19%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,234</b>	<b>3,671</b>	<b>4,049</b>	<b>4,257</b>	<b>4,393</b>	<b>1,159</b>	<b>36%</b>
Hispanic	551	697	794	854	892	341	62%
Non-Hispanic	2,683	2,974	3,255	3,403	3,501	818	30%
White	2,417	2,674	2,918	3,037	3,108	691	29%
Black	134	165	189	205	219	85	63%
American Indian	40	26	16	9	5	-35	-88%
Asian	2	5	9	13	17	15	750%
Hawaiian / Pacific Islander	9	11	13	16	19	10	111%
Other	2	2	2	2	2	0	0%
Two or More Races	79	91	108	121	131	52	66%

## GROWTH TRENDS IN TOTAL POPULATION



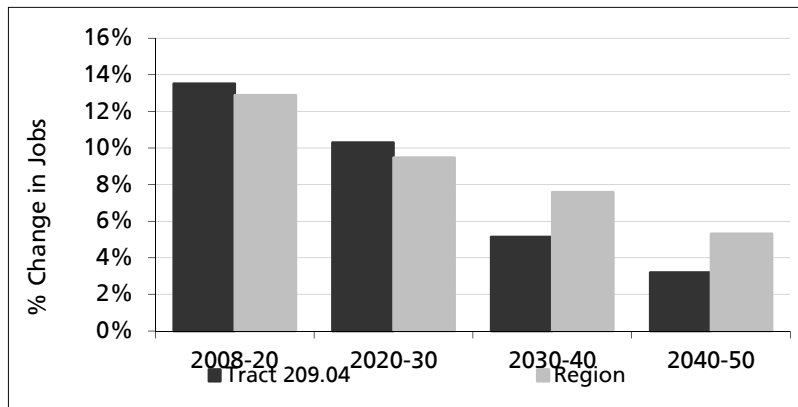
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>862</b>	<b>958</b>	<b>1,060</b>	<b>1,223</b>	<b>1,349</b>	<b>487</b>	<b>56%</b>
Civilian Jobs	862	958	1,060	1,223	1,349	487	56%
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>36,048</b>	<b>36,048</b>	<b>36,048</b>	<b>36,048</b>	<b>36,048</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>13,418</b>	<b>15,049</b>	<b>17,392</b>	<b>18,010</b>	<b>18,768</b>	<b>5,350</b>	<b>40%</b>
Low Density Single Family	4,739	6,445	8,938	9,578	10,325	5,587	118%
Single Family	346	353	354	356	359	13	4%
Multiple Family	0	1	1	1	1	1	462%
Mobile Homes	8	8	8	8	8	0	0%
Other Residential	110	110	110	110	110	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	33	34	36	41	42	9	27%
Commercial/Services	817	822	826	834	842	25	3%
Office	0	0	0	0	0	0	0%
Schools	27	27	27	28	28	1	5%
Roads and Freeways	587	587	587	587	587	0	0%
Agricultural and Extractive <sup>2</sup>	1,785	1,696	1,538	1,500	1,500	-286	-16%
Parks and Military Use	4,965	4,965	4,965	4,965	4,965	0	0%
<b>Vacant Developable Acres</b>	<b>8,517</b>	<b>6,886</b>	<b>4,543</b>	<b>3,925</b>	<b>3,167</b>	<b>-5,350</b>	<b>-63%</b>
Low Density Single Family	8,238	6,619	4,283	3,676	2,928	-5,310	-64%
Single Family	238	230	228	224	221	-18	-7%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	9	8	5	0	0	-9	-100%
Commercial/Services	31	30	26	24	18	-13	-41%
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>14,113</b>	<b>14,113</b>	<b>14,113</b>	<b>14,113</b>	<b>14,113</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>1.0</b>	<b>1.1</b>	<b>1.2</b>	<b>1.4</b>	<b>1.5</b>	<b>0.5</b>	<b>50%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.3</b>	<b>0.3</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>-0.1</b>	<b>-43%</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).