

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 208.09**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,931</b>	<b>8,344</b>	<b>9,835</b>	<b>10,530</b>	<b>10,782</b>	<b>3,851</b>	<b>56%</b>
Household Population	6,747	8,082	9,416	9,912	10,009	3,262	48%
Group Quarters Population	184	262	419	618	773	589	320%
Civilian	184	262	419	618	773	589	320%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,134</b>	<b>2,585</b>	<b>2,955</b>	<b>3,059</b>	<b>3,044</b>	<b>910</b>	<b>43%</b>
Single Family	1,858	2,291	2,661	2,765	2,750	892	48%
Multiple Family	276	294	294	294	294	18	7%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,061</b>	<b>2,469</b>	<b>2,853</b>	<b>2,951</b>	<b>2,948</b>	<b>887</b>	<b>43%</b>
Single Family	1,791	2,191	2,573	2,670	2,667	876	49%
Multiple Family	270	278	280	281	281	11	4%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>4.5%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.2%</b>	<b>-0.2</b>	<b>-6%</b>
Single Family	3.6%	4.4%	3.3%	3.4%	3.0%	-0.6	-17%
Multiple Family	2.2%	5.4%	4.8%	4.4%	4.4%	2.2	100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.27</b>	<b>3.27</b>	<b>3.30</b>	<b>3.36</b>	<b>3.40</b>	<b>0.13</b>	<b>4%</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	121	98	76	57	45	-76	-63%
\$15,000-\$29,999	287	201	159	122	101	-186	-65%
\$30,000-\$44,999	291	257	223	187	161	-130	-45%
\$45,000-\$59,999	335	385	363	323	293	-42	-13%
\$60,000-\$74,999	326	371	398	372	353	27	8%
\$75,000-\$99,999	386	519	671	695	696	310	80%
\$100,000-\$124,999	134	299	469	575	621	487	363%
\$125,000-\$149,999	90	142	181	246	275	185	206%
\$150,000-\$199,999	75	145	180	191	194	119	159%
\$200,000 or more	16	52	133	183	209	193	1206%
Total Households	2,061	2,469	2,853	2,951	2,948	887	43%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$59,843	\$71,867	\$82,731	\$89,910	\$93,714	\$33,871	57%

**\*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.

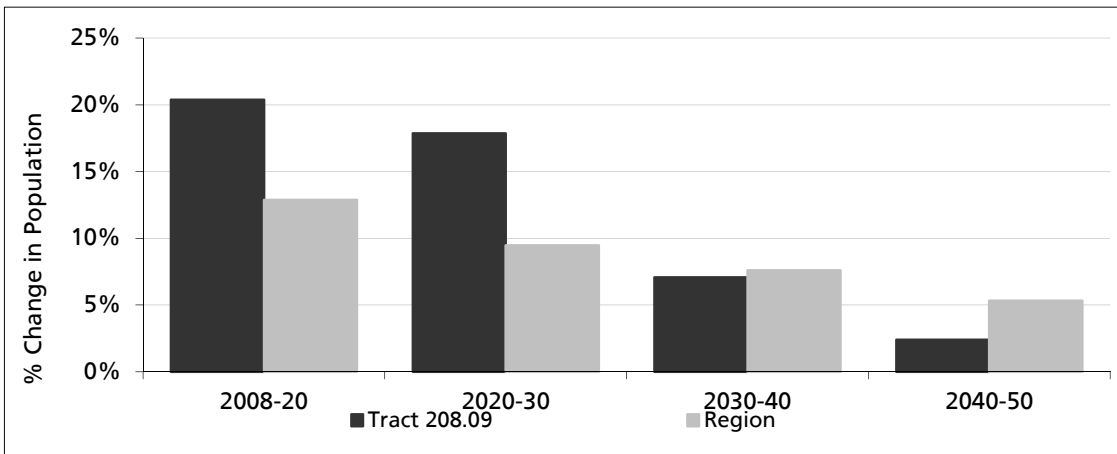
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,931</b>	<b>8,344</b>	<b>9,835</b>	<b>10,530</b>	<b>10,782</b>	<b>3,851</b>	<b>56%</b>
Under 5	416	458	527	547	521	105	25%
5 to 9	382	470	537	563	546	164	43%
10 to 14	499	638	710	757	754	255	51%
15 to 17	309	341	383	402	404	95	31%
18 to 19	214	208	232	235	232	18	8%
20 to 24	629	662	832	830	835	206	33%
25 to 29	476	632	718	733	740	264	55%
30 to 34	427	488	511	624	609	182	43%
35 to 39	420	397	538	566	569	149	35%
40 to 44	430	430	525	510	580	150	35%
45 to 49	509	483	468	582	583	74	15%
50 to 54	529	550	568	629	589	60	11%
55 to 59	501	657	640	558	675	174	35%
60 to 61	187	269	286	256	302	115	61%
62 to 64	210	372	390	387	393	183	87%
65 to 69	246	476	630	598	527	281	114%
70 to 74	158	307	482	506	500	342	216%
75 to 79	124	170	322	415	412	288	232%
80 to 84	118	133	260	364	356	238	202%
85 and over	147	203	276	468	655	508	346%
Median Age	36.4	38.5	39.3	40.1	41.6	5.2	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,931</b>	<b>8,344</b>	<b>9,835</b>	<b>10,530</b>	<b>10,782</b>	<b>3,851</b>	<b>56%</b>
Hispanic	2,171	2,998	3,836	4,443	4,842	2,671	123%
Non-Hispanic	4,760	5,346	5,999	6,087	5,940	1,180	25%
White	4,481	5,032	5,637	5,697	5,540	1,059	24%
Black	33	44	57	65	67	34	103%
American Indian	80	63	47	32	23	-57	-71%
Asian	39	62	88	110	125	86	221%
Hawaiian / Pacific Islander	22	24	27	30	32	10	45%
Other	5	5	5	5	5	0	0%
Two or More Races	100	116	138	148	148	48	48%

## GROWTH TRENDS IN TOTAL POPULATION



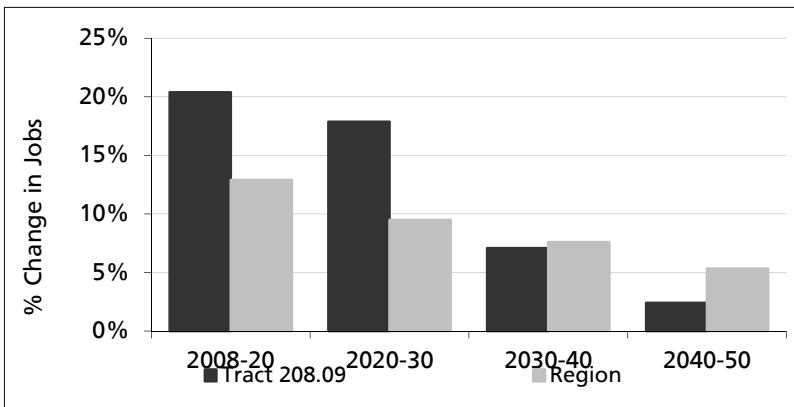
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,754</b>	<b>2,142</b>	<b>2,267</b>	<b>2,399</b>	<b>2,482</b>	<b>728</b>	<b>42%</b>
Civilian Jobs	1,754	2,142	2,267	2,399	2,482	728	42%
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>4,869</b>	<b>4,869</b>	<b>4,869</b>	<b>4,869</b>	<b>4,869</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>4,378</b>	<b>4,594</b>	<b>4,727</b>	<b>4,731</b>	<b>4,731</b>	<b>353</b>	<b>8%</b>
Low Density Single Family	2,560	3,001	3,263	3,263	3,263	702	27%
Single Family	354	467	495	495	492	139	39%
Multiple Family	10	13	13	13	13	3	34%
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	62	93	106	106	106	44	72%
Commercial/Services	66	70	72	77	79	13	20%
Office	3	3	4	7	8	5	173%
Schools	17	17	17	17	17	1	3%
Roads and Freeways	309	309	309	309	309	0	0%
Agricultural and Extractive <sup>2</sup>	665	286	114	110	110	-555	-83%
Parks and Military Use	333	333	333	333	333	0	0%
<b>Vacant Developable Acres</b>	<b>483</b>	<b>268</b>	<b>134</b>	<b>131</b>	<b>130</b>	<b>-353</b>	<b>-73%</b>
Low Density Single Family	355	169	62	62	62	-294	-83%
Single Family	55	29	3	1	1	-54	-97%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	13	12	12	12	-3	-23%
Office	3	3	3	2	2	-2	-53%
Schools	0	0	0	0	0	0	0%
Parks and Other	54	54	54	54	54	0	0%
Future Roads and Freeways	0	0	0	0	0	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>11.9</b>	<b>11.7</b>	<b>11.4</b>	<b>11.6</b>	<b>11.8</b>	<b>-0.1</b>	<b>-1%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.7</b>	<b>0.7</b>	<b>0.8</b>	<b>0.8</b>	<b>0.8</b>	<b>0.1</b>	<b>11%</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).