

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 220.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,431</b>	<b>4,536</b>	<b>4,977</b>	<b>5,761</b>	<b>6,286</b>	<b>1,855</b>	<b>42%</b>
Household Population	4,220	4,296	4,679	5,390	5,856	1,636	39%
Group Quarters Population	211	240	298	371	430	219	104%
Civilian	211	240	298	371	430	219	104%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,186</b>	<b>1,191</b>	<b>1,274</b>	<b>1,460</b>	<b>1,600</b>	<b>414</b>	<b>35%</b>
Single Family	465	470	478	472	403	-62	-13%
Multiple Family	721	721	796	988	1,197	476	66%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,130</b>	<b>1,147</b>	<b>1,233</b>	<b>1,415</b>	<b>1,555</b>	<b>425</b>	<b>38%</b>
Single Family	421	450	460	455	390	-31	-7%
Multiple Family	709	697	773	960	1,165	456	64%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.7%</b>	<b>3.7%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>2.8%</b>	<b>-1.9</b>	<b>-40%</b>
Single Family	9.5%	4.3%	3.8%	3.6%	3.2%	-6.3	-66%
Multiple Family	1.7%	3.3%	2.9%	2.8%	2.7%	1.0	59%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.73</b>	<b>3.75</b>	<b>3.79</b>	<b>3.81</b>	<b>3.77</b>	<b>0.04</b>	<b>1%</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	234	197	171	173	172	-62	-26%
\$15,000-\$29,999	310	295	280	299	303	-7	-2%
\$30,000-\$44,999	265	269	279	309	317	52	20%
\$45,000-\$59,999	188	202	231	276	312	124	66%
\$60,000-\$74,999	41	88	129	155	182	141	344%
\$75,000-\$99,999	22	47	67	91	119	97	441%
\$100,000-\$124,999	12	30	37	55	75	63	525%
\$125,000-\$149,999	5	4	16	34	52	47	940%
\$150,000-\$199,999	22	14	21	21	22	0	0%
\$200,000 or more	31	1	2	2	1	-30	-97%
Total Households	1,130	1,147	1,233	1,415	1,555	425	38%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$31,189	\$34,545	\$38,898	\$41,432	\$44,314	\$13,125	42%

**\*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.

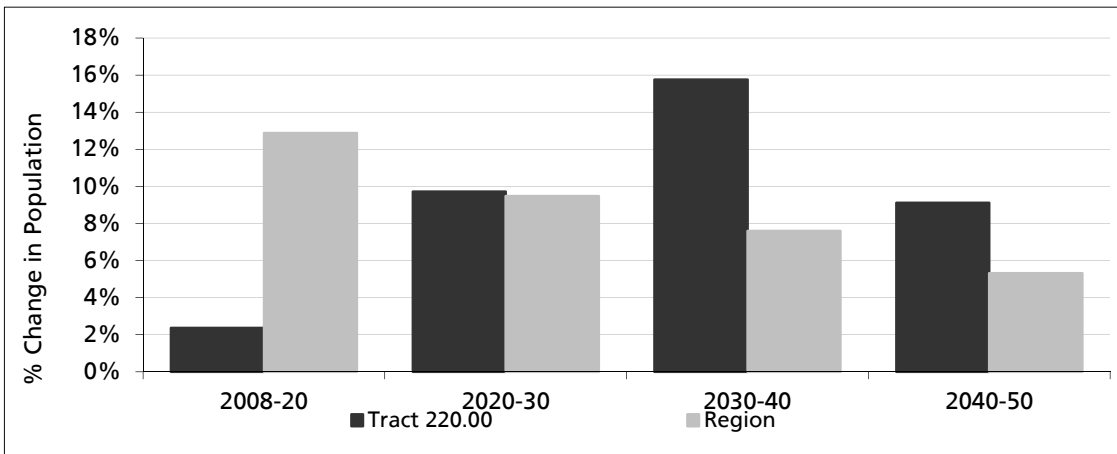
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,431</b>	<b>4,536</b>	<b>4,977</b>	<b>5,761</b>	<b>6,286</b>	<b>1,855</b>	<b>42%</b>
Under 5	303	268	262	284	272	-31	-10%
5 to 9	274	301	285	320	329	55	20%
10 to 14	335	376	361	385	410	75	22%
15 to 17	222	202	213	221	234	12	5%
18 to 19	149	111	147	151	158	9	6%
20 to 24	342	263	343	358	364	22	6%
25 to 29	324	292	303	358	351	27	8%
30 to 34	261	230	209	275	269	8	3%
35 to 39	268	230	245	268	298	30	11%
40 to 44	314	301	298	284	373	59	19%
45 to 49	327	322	300	327	348	21	6%
50 to 54	283	298	321	347	326	43	15%
55 to 59	250	317	348	377	417	167	67%
60 to 61	101	145	173	211	237	136	135%
62 to 64	111	172	190	227	243	132	119%
65 to 69	142	229	305	378	394	252	177%
70 to 74	111	153	209	243	276	165	149%
75 to 79	118	121	199	288	353	235	199%
80 to 84	108	102	153	257	317	209	194%
85 and over	88	103	113	202	317	229	260%
Median Age	35.1	39.9	42.0	44.6	46.2	11.1	32%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,431</b>	<b>4,536</b>	<b>4,977</b>	<b>5,761</b>	<b>6,286</b>	<b>1,855</b>	<b>42%</b>
Hispanic	2,093	2,352	2,783	3,416	3,883	1,790	86%
Non-Hispanic	2,338	2,184	2,194	2,345	2,403	65	3%
White	353	173	16	0	0	-353	-100%
Black	248	205	166	113	41	-207	-83%
American Indian	8	11	12	13	13	5	63%
Asian	1,574	1,631	1,803	1,989	2,092	518	33%
Hawaiian / Pacific Islander	35	35	36	38	42	7	20%
Other	6	7	10	12	15	9	150%
Two or More Races	114	122	151	180	200	86	75%

## GROWTH TRENDS IN TOTAL POPULATION



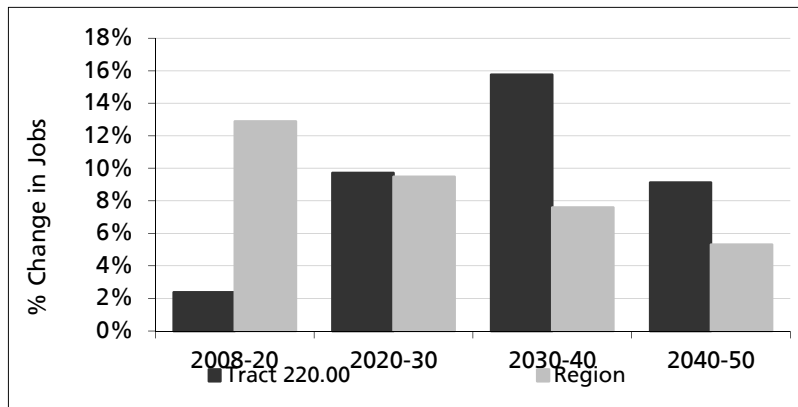
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>658</b>	<b>700</b>	<b>1,008</b>	<b>1,112</b>	<b>1,249</b>	<b>591</b>	<b>90%</b>
Civilian Jobs	658	700	1,008	1,112	1,249	591	90%
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>199</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>199</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>188</b>	<b>188</b>	<b>190</b>	<b>192</b>	<b>193</b>	<b>5</b>	<b>3%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	56	56	55	49	44	-12	-21%
Multiple Family	29	29	27	33	34	5	18%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	0	6	11	16	16	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	20	21	20	18	16	-4	-19%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	73	73	73	73	73	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	4	0	0%
<b>Vacant Developable Acres</b>	<b>11</b>	<b>11</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>-5</b>	<b>-44%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	0	0	-2	-98%
Multiple Family	2	2	2	2	1	-1	-30%
Mixed Use	5	5	5	5	5	0	-2%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	1	0	0	0	-2	-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>32.3</b>	<b>33.1</b>	<b>42.5</b>	<b>47.2</b>	<b>51.2</b>	<b>18.9</b>	<b>59%</b>
<b>Residential Density<sup>4</sup></b>	<b>13.1</b>	<b>13.2</b>	<b>14.2</b>	<b>15.9</b>	<b>17.5</b>	<b>4.4</b>	<b>33%</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).