

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 208.06**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,745</b>	<b>6,540</b>	<b>6,990</b>	<b>7,085</b>	<b>7,234</b>	<b>1,489</b>	<b>26%</b>
Household Population	5,681	6,455	6,868	6,938	7,062	1,381	24%
Group Quarters Population	64	85	122	147	172	108	169%
Civilian	64	85	122	147	172	108	169%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,055</b>	<b>2,269</b>	<b>2,382</b>	<b>2,362</b>	<b>2,378</b>	<b>323</b>	<b>16%</b>
Single Family	964	1,111	1,217	1,202	1,197	233	24%
Multiple Family	805	884	892	892	913	108	13%
Mobile Homes	286	274	273	268	268	-18	-6%
<b>Occupied Housing Units</b>	<b>1,950</b>	<b>2,191</b>	<b>2,310</b>	<b>2,294</b>	<b>2,312</b>	<b>362</b>	<b>19%</b>
Single Family	907	1,066	1,175	1,164	1,159	252	28%
Multiple Family	784	866	875	875	897	113	14%
Mobile Homes	259	259	260	255	256	-3	-1%
<b>Vacancy Rate</b>	<b>5.1%</b>	<b>3.4%</b>	<b>3.0%</b>	<b>2.9%</b>	<b>2.8%</b>	<b>-2.3</b>	<b>-45%</b>
Single Family	5.9%	4.1%	3.5%	3.2%	3.2%	-2.7	-46%
Multiple Family	2.6%	2.0%	1.9%	1.9%	1.8%	-0.8	-31%
Mobile Homes	9.4%	5.5%	4.8%	4.9%	0.0%	-9.4	-100%
<b>Persons per Household</b>	<b>2.91</b>	<b>2.95</b>	<b>2.97</b>	<b>3.02</b>	<b>3.05</b>	<b>0.14</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	239	203	171	140	124	-115	-48%
\$15,000-\$29,999	470	356	308	263	233	-237	-50%
\$30,000-\$44,999	422	388	354	307	278	-144	-34%
\$45,000-\$59,999	296	302	290	269	252	-44	-15%
\$60,000-\$74,999	228	238	236	226	216	-12	-5%
\$75,000-\$99,999	172	229	257	255	254	82	48%
\$100,000-\$124,999	77	202	251	263	270	193	251%
\$125,000-\$149,999	24	156	219	232	241	217	904%
\$150,000-\$199,999	15	91	167	246	304	289	1927%
\$200,000 or more	7	26	57	93	140	133	1900%
Total Households	1,950	2,191	2,310	2,294	2,312	362	19%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$39,455	\$52,376	\$62,034	\$71,150	\$80,217	\$40,762	103%

**\*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.

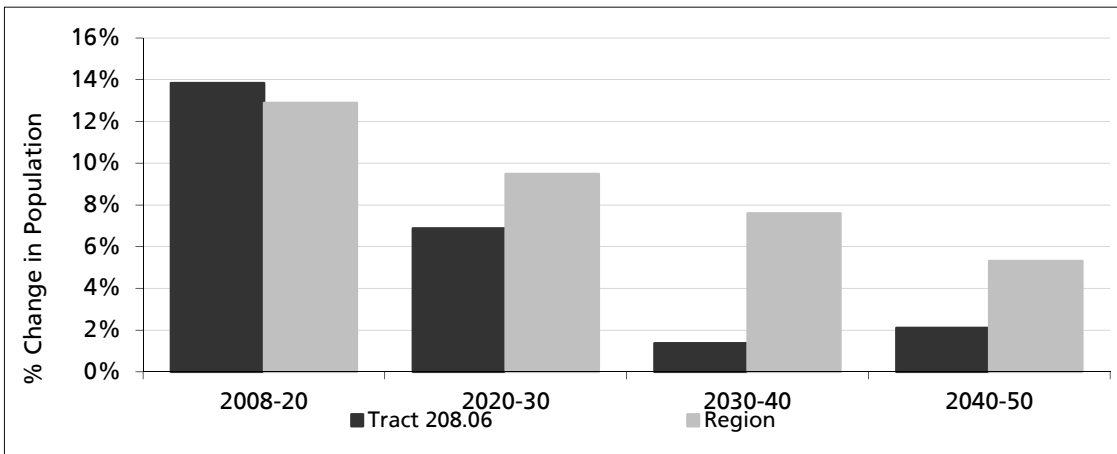
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,745</b>	<b>6,540</b>	<b>6,990</b>	<b>7,085</b>	<b>7,234</b>	<b>1,489</b>	<b>26%</b>
Under 5	525	545	579	577	561	36	7%
5 to 9	477	547	572	577	571	94	20%
10 to 14	470	552	565	583	588	118	25%
15 to 17	279	297	305	312	320	41	15%
18 to 19	195	184	192	191	193	-2	-1%
20 to 24	435	439	516	501	516	81	19%
25 to 29	464	590	599	573	588	124	27%
30 to 34	470	520	507	574	570	100	21%
35 to 39	409	385	474	485	503	94	23%
40 to 44	410	416	461	433	507	97	24%
45 to 49	352	347	312	369	371	19	5%
50 to 54	317	333	319	333	314	-3	-1%
55 to 59	262	348	333	295	353	91	35%
60 to 61	95	120	105	88	110	15	16%
62 to 64	123	206	201	189	191	68	55%
65 to 69	129	233	256	204	171	42	33%
70 to 74	105	193	248	208	180	75	71%
75 to 79	95	125	210	248	239	144	152%
80 to 84	57	60	105	137	125	68	119%
85 and over	76	100	131	208	263	187	246%
Median Age	30.3	31.1	31.6	32.0	32.5	2.2	7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,745</b>	<b>6,540</b>	<b>6,990</b>	<b>7,085</b>	<b>7,234</b>	<b>1,489</b>	<b>26%</b>
Hispanic	1,967	2,538	2,917	3,172	3,425	1,458	74%
Non-Hispanic	3,778	4,002	4,073	3,913	3,809	31	1%
White	3,340	3,507	3,534	3,357	3,235	-105	-3%
Black	118	145	163	170	173	55	47%
American Indian	62	45	29	19	14	-48	-77%
Asian	59	91	118	139	159	100	169%
Hawaiian / Pacific Islander	9	9	9	9	9	0	0%
Other	19	17	15	15	15	-4	-21%
Two or More Races	171	188	205	204	204	33	19%

## GROWTH TRENDS IN TOTAL POPULATION



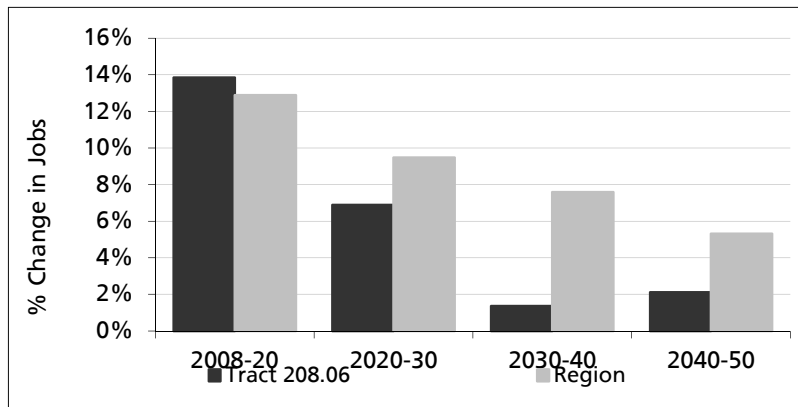
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,366</b>	<b>2,420</b>	<b>2,827</b>	<b>3,053</b>	<b>3,081</b>	<b>715</b>	<b>30%</b>
Civilian Jobs	2,366	2,420	2,827	3,053	3,081	715	30%
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>1,702</b>	<b>1,702</b>	<b>1,702</b>	<b>1,702</b>	<b>1,702</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,486</b>	<b>1,528</b>	<b>1,640</b>	<b>1,654</b>	<b>1,654</b>	<b>167</b>	<b>11%</b>
Low Density Single Family	717	743	811	811	811	93	13%
Single Family	184	235	246	242	241	58	31%
Multiple Family	37	48	49	49	52	15	39%
Mobile Homes	34	34	34	34	34	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	56	56	120	143	143	88	157%
Commercial/Services	57	61	64	68	69	11	20%
Office	6	6	6	6	6	0	4%
Schools	66	66	66	66	66	0	0%
Roads and Freeways	128	128	128	128	128	0	0%
Agricultural and Extractive <sup>2</sup>	198	149	113	104	101	-98	-49%
Parks and Military Use	1	1	1	1	1	0	0%
<b>Vacant Developable Acres</b>	<b>186</b>	<b>145</b>	<b>33</b>	<b>19</b>	<b>19</b>	<b>-167</b>	<b>-90%</b>
Low Density Single Family	80	60	1	1	1	-79	-98%
Single Family	16	1	0	0	0	-16	-100%
Multiple Family	4	0	0	0	0	-4	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	67	67	14	0	0	-67	-100%
Commercial/Services	20	17	17	17	17	-3	-14%
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>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>12.8</b>	<b>12.9</b>	<b>11.1</b>	<b>10.8</b>	<b>10.9</b>	<b>-2.0</b>	<b>-15%</b>
<b>Residential Density<sup>4</sup></b>	<b>2.1</b>	<b>2.1</b>	<b>2.1</b>	<b>2.1</b>	<b>2.1</b>	<b>0.0</b>	<b>-1%</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).