

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 200.21**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,825</b>	<b>6,392</b>	<b>6,894</b>	<b>7,008</b>	<b>7,049</b>	<b>1,224</b>	<b>21%</b>
Household Population	5,825	6,392	6,894	7,008	7,049	1,224	21%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,646</b>	<b>1,750</b>	<b>1,853</b>	<b>1,853</b>	<b>1,852</b>	<b>206</b>	<b>13%</b>
Single Family	1,001	1,099	1,090	1,090	1,089	88	9%
Multiple Family	645	651	763	763	763	118	18%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,518</b>	<b>1,659</b>	<b>1,771</b>	<b>1,772</b>	<b>1,773</b>	<b>255</b>	<b>17%</b>
Single Family	928	1,069	1,065	1,066	1,066	138	15%
Multiple Family	590	590	706	706	707	117	20%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.8%</b>	<b>5.2%</b>	<b>4.4%</b>	<b>4.4%</b>	<b>4.3%</b>	<b>-3.5</b>	<b>-45%</b>
Single Family	7.3%	2.7%	2.3%	2.2%	2.1%	-5.2	-71%
Multiple Family	8.5%	9.4%	7.5%	7.5%	7.3%	-1.2	-14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.84</b>	<b>3.85</b>	<b>3.89</b>	<b>3.95</b>	<b>3.98</b>	<b>0.14</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	159	124	98	76	62	-97	-61%
\$15,000-\$29,999	341	294	270	235	207	-134	-39%
\$30,000-\$44,999	286	285	276	246	222	-64	-22%
\$45,000-\$59,999	181	193	200	192	182	1	1%
\$60,000-\$74,999	165	166	177	175	171	6	4%
\$75,000-\$99,999	243	268	301	310	313	70	29%
\$100,000-\$124,999	44	83	122	131	133	89	202%
\$125,000-\$149,999	82	156	188	219	232	150	183%
\$150,000-\$199,999	17	84	111	137	177	160	941%
\$200,000 or more	0	6	28	51	74	74	0%
Total Households	1,518	1,659	1,771	1,772	1,773	255	17%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$43,584	\$54,832	\$63,517	\$71,743	\$78,395	\$34,811	80%

**\*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.

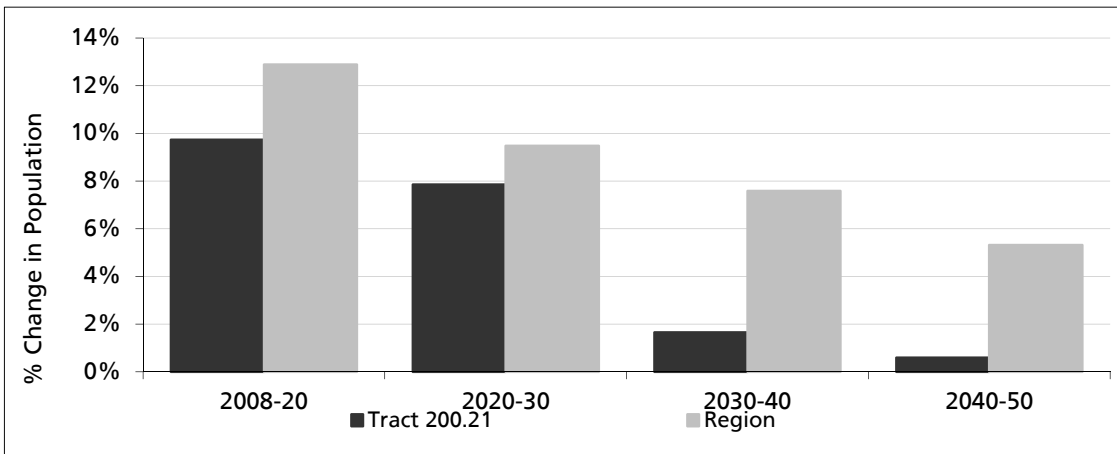
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,825</b>	<b>6,392</b>	<b>6,894</b>	<b>7,008</b>	<b>7,049</b>	<b>1,224</b>	<b>21%</b>
Under 5	621	612	622	628	582	-39	-6%
5 to 9	443	544	535	542	522	79	18%
10 to 14	592	714	699	687	686	94	16%
15 to 17	401	406	436	419	426	25	6%
18 to 19	213	187	224	212	213	0	0%
20 to 24	430	386	527	508	501	71	17%
25 to 29	421	451	460	486	460	39	9%
30 to 34	474	469	430	530	506	32	7%
35 to 39	579	546	617	609	631	52	9%
40 to 44	531	576	598	520	634	103	19%
45 to 49	388	447	437	483	477	89	23%
50 to 54	297	363	411	406	358	61	21%
55 to 59	188	288	338	319	352	164	87%
60 to 61	48	79	98	100	106	58	121%
62 to 64	43	79	92	98	101	58	135%
65 to 69	50	96	139	151	145	95	190%
70 to 74	33	55	87	94	100	67	203%
75 to 79	27	37	67	101	114	87	322%
80 to 84	14	17	28	41	40	26	186%
85 and over	32	40	49	74	95	63	197%
Median Age	27.5	28.8	29.4	30.2	31.3	3.8	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,825</b>	<b>6,392</b>	<b>6,894</b>	<b>7,008</b>	<b>7,049</b>	<b>1,224</b>	<b>21%</b>
Hispanic	4,141	4,750	5,236	5,467	5,607	1,466	35%
Non-Hispanic	1,684	1,642	1,658	1,541	1,442	-242	-14%
White	963	837	761	626	515	-448	-47%
Black	143	167	191	198	204	61	43%
American Indian	9	10	10	10	10	1	11%
Asian	419	465	515	523	527	108	26%
Hawaiian / Pacific Islander	19	27	32	32	34	15	79%
Other	3	5	6	6	6	3	100%
Two or More Races	128	131	143	146	146	18	14%

## GROWTH TRENDS IN TOTAL POPULATION



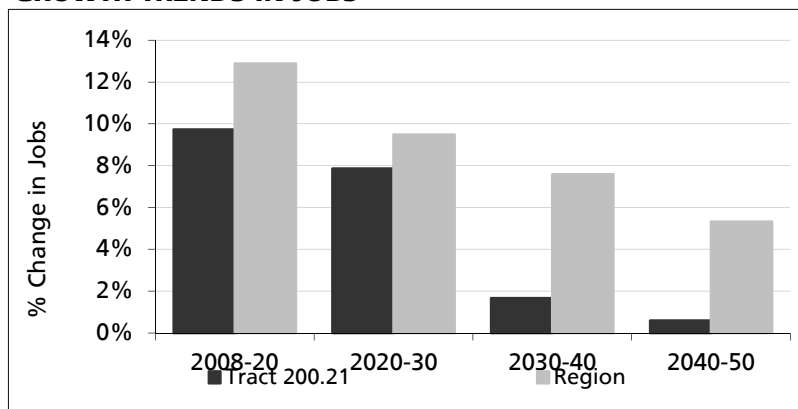
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,095</b>	<b>3,095</b>	<b>3,095</b>	<b>3,095</b>	<b>4,611</b>	<b>1,516</b>	<b>49%</b>
Civilian Jobs	3,095	3,095	3,095	3,095	4,611	1,516	49%
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>717</b>	<b>717</b>	<b>717</b>	<b>717</b>	<b>717</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>594</b>	<b>601</b>	<b>612</b>	<b>612</b>	<b>687</b>	<b>93</b>	<b>16%</b>
Low Density Single Family	1	1	5	5	5	4	345%
Single Family	155	162	162	162	162	7	4%
Multiple Family	34	35	36	36	36	2	5%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	8	8	8	8	8	0	0%
Mixed Use	0	0	5	5	5	5	--
Industrial	10	10	10	10	10	0	0%
Commercial/Services	20	20	19	19	26	6	28%
Office	0	0	0	0	0	0	0%
Schools	136	136	136	136	206	69	51%
Roads and Freeways	99	99	99	99	99	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	131	131	131	131	131	0	0%
<b>Vacant Developable Acres</b>	<b>117</b>	<b>110</b>	<b>99</b>	<b>99</b>	<b>24</b>	<b>-93</b>	<b>-79%</b>
Low Density Single Family	4	4	0	0	0	-4	-100%
Single Family	15	8	2	2	2	-13	-86%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	6	6	6	6	0	-6	-100%
Office	0	0	0	0	0	0	0%
Schools	91	91	91	91	22	-69	-76%
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>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>18.6</b>	<b>18.6</b>	<b>18.4</b>	<b>18.4</b>	<b>18.9</b>	<b>0.3</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.3</b>	<b>8.5</b>	<b>8.7</b>	<b>8.7</b>	<b>8.7</b>	<b>0.4</b>	<b>4%</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).