

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 202.10**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,198</b>	<b>4,437</b>	<b>4,765</b>	<b>4,845</b>	<b>4,904</b>	<b>706</b>	<b>17%</b>
Household Population	4,198	4,437	4,765	4,845	4,904	706	17%
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>1,694</b>	<b>1,699</b>	<b>1,799</b>	<b>1,799</b>	<b>1,807</b>	<b>113</b>	<b>7%</b>
Single Family	678	683	780	780	780	102	15%
Multiple Family	573	573	573	573	573	0	0%
Mobile Homes	443	443	446	446	454	11	2%
<b>Occupied Housing Units</b>	<b>1,577</b>	<b>1,659</b>	<b>1,760</b>	<b>1,762</b>	<b>1,770</b>	<b>193</b>	<b>12%</b>
Single Family	583	669	764	766	767	184	32%
Multiple Family	565	555	557	557	557	-8	-1%
Mobile Homes	429	435	439	439	446	17	4%
<b>Vacancy Rate</b>	<b>6.9%</b>	<b>2.4%</b>	<b>2.2%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>-4.9</b>	<b>-71%</b>
Single Family	14.0%	2.0%	2.1%	1.8%	1.7%	-12.3	-88%
Multiple Family	1.4%	3.1%	2.8%	2.8%	2.8%	1.4	100%
Mobile Homes	3.2%	1.8%	1.6%	1.6%	0.0%	-3.2	-100%
<b>Persons per Household</b>	<b>2.66</b>	<b>2.67</b>	<b>2.71</b>	<b>2.75</b>	<b>2.77</b>	<b>0.11</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	208	175	146	123	109	-99	-48%
\$15,000-\$29,999	354	323	299	273	257	-97	-27%
\$30,000-\$44,999	318	321	312	295	283	-35	-11%
\$45,000-\$59,999	266	265	265	258	252	-14	-5%
\$60,000-\$74,999	159	176	183	183	182	23	14%
\$75,000-\$99,999	152	184	215	222	224	72	47%
\$100,000-\$124,999	54	89	117	120	124	70	130%
\$125,000-\$149,999	35	73	108	123	134	99	283%
\$150,000-\$199,999	29	47	86	122	148	119	410%
\$200,000 or more	2	6	29	43	57	55	2750%
Total Households	1,577	1,659	1,760	1,762	1,770	193	12%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$40,684	\$45,594	\$51,962	\$56,047	\$59,048	\$18,364	45%

**\*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.

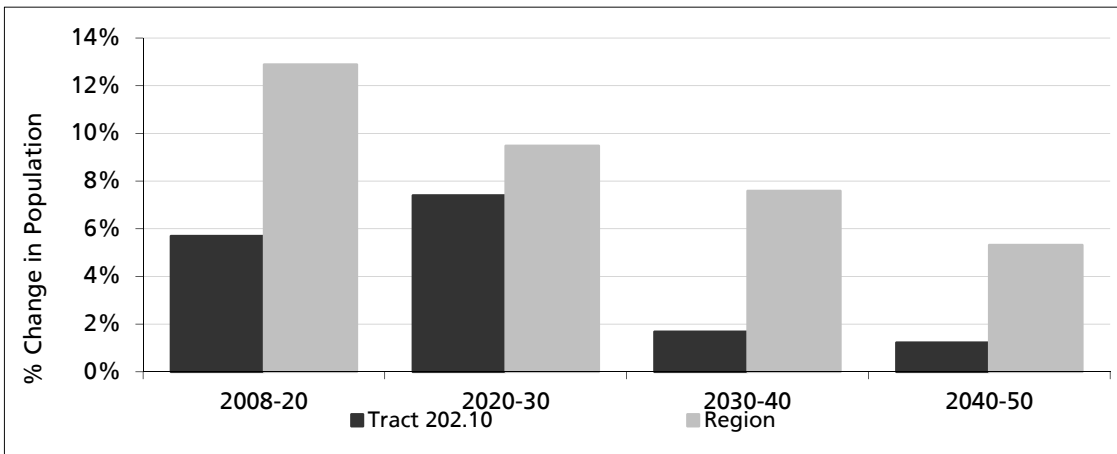
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,198</b>	<b>4,437</b>	<b>4,765</b>	<b>4,845</b>	<b>4,904</b>	<b>706</b>	<b>17%</b>
Under 5	314	322	359	382	380	66	21%
5 to 9	256	293	309	328	332	76	30%
10 to 14	289	336	350	370	383	94	33%
15 to 17	197	194	194	193	197	0	0%
18 to 19	142	127	140	139	145	3	2%
20 to 24	318	309	365	358	370	52	16%
25 to 29	310	371	389	401	403	93	30%
30 to 34	249	263	252	309	310	61	24%
35 to 39	290	260	308	318	347	57	20%
40 to 44	288	272	293	266	333	45	16%
45 to 49	343	314	298	334	343	0	0%
50 to 54	289	265	256	258	230	-59	-20%
55 to 59	208	251	248	216	244	36	17%
60 to 61	57	68	66	61	68	11	19%
62 to 64	67	98	94	93	94	27	40%
65 to 69	133	213	243	235	222	89	67%
70 to 74	111	167	196	163	149	38	34%
75 to 79	129	133	184	175	144	15	12%
80 to 84	106	83	126	126	90	-16	-15%
85 and over	102	98	95	120	120	18	18%
Median Age	35.4	35.1	35.4	34.1	33.9	-1.5	-4%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,198</b>	<b>4,437</b>	<b>4,765</b>	<b>4,845</b>	<b>4,904</b>	<b>706</b>	<b>17%</b>
Hispanic	1,456	1,975	2,496	2,910	3,251	1,795	123%
Non-Hispanic	2,742	2,462	2,269	1,935	1,653	-1,089	-40%
White	2,251	1,902	1,623	1,244	911	-1,340	-60%
Black	100	137	179	209	240	140	140%
American Indian	43	35	30	26	22	-21	-49%
Asian	215	244	274	287	303	88	41%
Hawaiian / Pacific Islander	11	16	20	22	24	13	118%
Other	6	6	6	6	6	0	0%
Two or More Races	116	122	137	141	147	31	27%

## GROWTH TRENDS IN TOTAL POPULATION



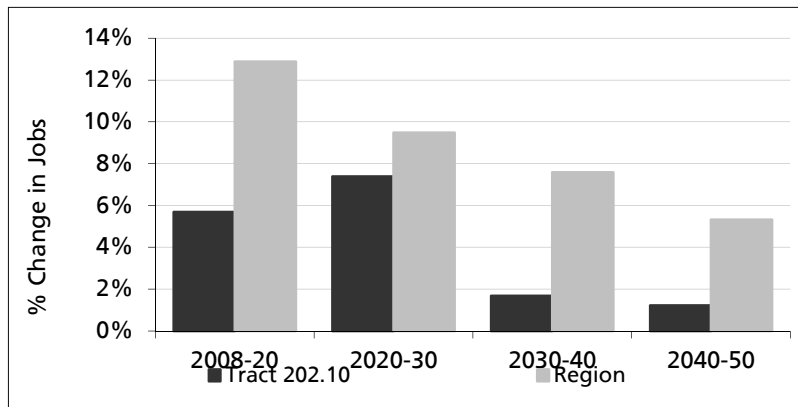
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>299</b>	<b>299</b>	<b>299</b>	<b>299</b>	<b>325</b>	<b>26</b>	<b>9%</b>
Civilian Jobs	299	299	299	299	325	26	9%
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>248</b>	<b>248</b>	<b>248</b>	<b>248</b>	<b>248</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>239</b>	<b>240</b>	<b>248</b>	<b>248</b>	<b>248</b>	<b>10</b>	<b>4%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	79	80	88	88	88	9	12%
Multiple Family	30	30	30	30	30	0	0%
Mobile Homes	50	50	50	50	50	0	0%
Other Residential	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	15	15	15	15	0	2%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	40	40	40	40	40	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	25	25	25	25	25	0	0%
<b>Vacant Developable Acres</b>	<b>10</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-10</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	9	8	0	0	0	-9	-100%
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	0	0	0	0	0	0	-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>19.8</b>	<b>19.8</b>	<b>19.8</b>	<b>19.8</b>	<b>21.2</b>	<b>1.3</b>	<b>7%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.7</b>	<b>10.6</b>	<b>10.7</b>	<b>10.7</b>	<b>10.7</b>	<b>0.1</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).