

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 209.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,281</b>	<b>3,778</b>	<b>4,355</b>	<b>5,055</b>	<b>5,453</b>	<b>2,172</b>	<b>66%</b>
Household Population	3,159	3,651	4,217	4,904	5,291	2,132	67%
Group Quarters Population	122	127	138	151	162	40	33%
Civilian	122	127	138	151	162	40	33%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,609</b>	<b>1,831</b>	<b>2,073</b>	<b>2,361</b>	<b>2,508</b>	<b>899</b>	<b>56%</b>
Single Family	1,199	1,431	1,673	1,965	2,110	911	76%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	410	400	400	396	398	-12	-3%
<b>Occupied Housing Units</b>	<b>1,280</b>	<b>1,459</b>	<b>1,677</b>	<b>1,921</b>	<b>2,053</b>	<b>773</b>	<b>60%</b>
Single Family	910	1,093	1,308	1,554	1,683	773	85%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	370	366	369	367	370	0	0%
<b>Vacancy Rate</b>	<b>20.4%</b>	<b>20.3%</b>	<b>19.1%</b>	<b>18.6%</b>	<b>18.1%</b>	<b>-2.3</b>	<b>-11%</b>
Single Family	24.1%	23.6%	21.8%	20.9%	20.2%	-3.9	-16%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	9.8%	8.5%	7.8%	7.3%	0.0%	-9.8	-100%
<b>Persons per Household</b>	<b>2.47</b>	<b>2.50</b>	<b>2.51</b>	<b>2.55</b>	<b>2.58</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	157	143	131	125	118	-39	-25%
\$15,000-\$29,999	264	253	248	249	242	-22	-8%
\$30,000-\$44,999	245	266	281	297	299	54	22%
\$45,000-\$59,999	242	243	272	299	309	67	28%
\$60,000-\$74,999	170	180	216	253	270	100	59%
\$75,000-\$99,999	56	186	245	302	336	280	500%
\$100,000-\$124,999	63	103	144	193	229	166	263%
\$125,000-\$149,999	10	47	72	102	122	112	1120%
\$150,000-\$199,999	25	29	51	76	95	70	280%
\$200,000 or more	48	9	17	25	33	-15	-31%
Total Households	1,280	1,459	1,677	1,921	2,053	773	60%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$43,408	\$49,167	\$54,844	\$59,523	\$63,250	\$19,842	46%

**\*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.

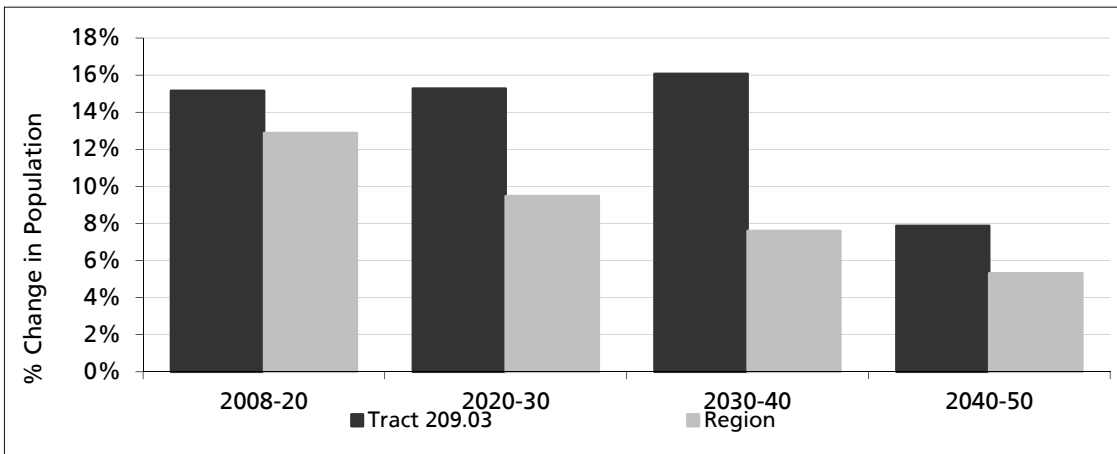
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,281</b>	<b>3,778</b>	<b>4,355</b>	<b>5,055</b>	<b>5,453</b>	<b>2,172</b>	<b>66%</b>
Under 5	109	105	115	126	127	18	17%
5 to 9	179	209	223	252	254	75	42%
10 to 14	187	203	216	243	251	64	34%
15 to 17	158	154	161	181	182	24	15%
18 to 19	101	83	87	91	92	-9	-9%
20 to 24	209	184	215	235	251	42	20%
25 to 29	192	223	240	268	279	87	45%
30 to 34	148	148	144	181	180	32	22%
35 to 39	181	166	209	228	238	57	31%
40 to 44	249	252	292	291	349	100	40%
45 to 49	272	245	229	303	316	44	16%
50 to 54	269	282	305	386	409	140	52%
55 to 59	274	361	350	344	441	167	61%
60 to 61	87	108	93	83	120	33	38%
62 to 64	125	206	208	222	233	108	86%
65 to 69	118	214	245	224	202	84	71%
70 to 74	117	228	333	351	334	217	185%
75 to 79	118	171	299	386	353	235	199%
80 to 84	97	100	189	272	240	143	147%
85 and over	91	136	202	388	602	511	562%
Median Age	43.5	48.3	50.8	51.7	52.5	9.0	21%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,281</b>	<b>3,778</b>	<b>4,355</b>	<b>5,055</b>	<b>5,453</b>	<b>2,172</b>	<b>66%</b>
Hispanic	926	1,204	1,465	1,753	1,923	997	108%
Non-Hispanic	2,355	2,574	2,890	3,302	3,530	1,175	50%
White	1,690	1,940	2,259	2,623	2,807	1,117	66%
Black	153	205	259	316	355	202	132%
American Indian	417	289	178	105	58	-359	-86%
Asian	27	62	105	153	197	170	630%
Hawaiian / Pacific Islander	9	11	10	11	12	3	33%
Other	11	9	10	11	12	1	9%
Two or More Races	48	58	69	83	89	41	85%

## GROWTH TRENDS IN TOTAL POPULATION



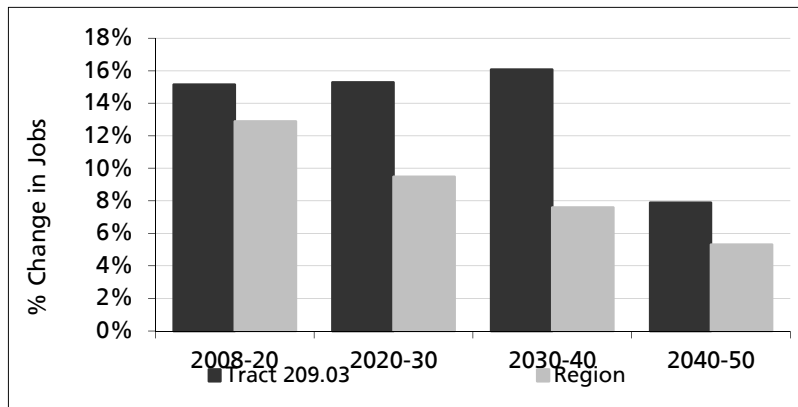
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,579</b>	<b>1,600</b>	<b>1,651</b>	<b>1,735</b>	<b>1,975</b>	<b>396</b>	<b>25%</b>
Civilian Jobs	1,579	1,600	1,651	1,735	1,975	396	25%
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>317,894</b>	<b>317,894</b>	<b>317,894</b>	<b>317,894</b>	<b>317,894</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>115,028</b>	<b>118,824</b>	<b>121,333</b>	<b>128,018</b>	<b>131,940</b>	<b>16,911</b>	<b>15%</b>
Low Density Single Family	10,786	14,580	17,697	25,150	29,277	18,491	171%
Single Family	162	163	167	173	175	13	8%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	221	221	221	221	221	0	0%
Other Residential	38	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	210	210	212	214	227	17	8%
Commercial/Services	2,556	2,556	2,557	2,559	2,562	7	0%
Office	2	2	2	2	2	0	15%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	1,548	1,548	1,548	1,548	1,548	0	0%
Agricultural and Extractive <sup>2</sup>	14,194	14,194	13,579	12,801	12,577	-1,617	-11%
Parks and Military Use	85,293	85,293	85,293	85,293	85,293	0	0%
<b>Vacant Developable Acres</b>	<b>38,683</b>	<b>34,888</b>	<b>32,379</b>	<b>25,694</b>	<b>21,772</b>	<b>-16,911</b>	<b>-44%</b>
Low Density Single Family	38,556	34,762	32,260	25,585	21,678	-16,877	-44%
Single Family	37	37	32	26	24	-13	-36%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	57	57	55	53	44	-13	-23%
Commercial/Services	32	32	31	29	25	-7	-21%
Office	1	0	0	0	0	0	-52%
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>164,183</b>	<b>164,183</b>	<b>164,183</b>	<b>164,183</b>	<b>164,183</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>0.6</b>	<b>0.6</b>	<b>0.6</b>	<b>0.6</b>	<b>0.7</b>	<b>0.1</b>	<b>24%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>-0.1</b>	<b>-41%</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).