

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 201.09**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,825</b>	<b>4,877</b>	<b>5,169</b>	<b>5,286</b>	<b>5,373</b>	<b>548</b>	<b>11%</b>
Household Population	4,786	4,810	5,057	5,129	5,186	400	8%
Group Quarters Population	39	67	112	157	187	148	379%
Civilian	39	67	112	157	187	148	379%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,334</b>	<b>1,334</b>	<b>1,388</b>	<b>1,388</b>	<b>1,388</b>	<b>54</b>	<b>4%</b>
Single Family	1,331	1,331	1,385	1,385	1,385	54	4%
Multiple Family	3	3	3	3	3	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,292</b>	<b>1,295</b>	<b>1,356</b>	<b>1,357</b>	<b>1,359</b>	<b>67</b>	<b>5%</b>
Single Family	1,289	1,295	1,356	1,356	1,358	69	5%
Multiple Family	3	0	0	1	1	-2	-67%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.1%</b>	<b>2.9%</b>	<b>2.3%</b>	<b>2.2%</b>	<b>2.1%</b>	<b>-1.0</b>	<b>-32%</b>
Single Family	3.2%	2.7%	2.1%	2.1%	1.9%	-1.3	-41%
Multiple Family	0.0%	100.0%	100.0%	66.7%	66.7%	66.7	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.70</b>	<b>3.71</b>	<b>3.73</b>	<b>3.78</b>	<b>3.82</b>	<b>0.12</b>	<b>3%</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	61	52	41	31	27	-34	-56%
\$15,000-\$29,999	167	149	129	108	93	-74	-44%
\$30,000-\$44,999	187	186	178	165	154	-33	-18%
\$45,000-\$59,999	236	232	232	222	214	-22	-9%
\$60,000-\$74,999	208	207	207	207	206	-2	-1%
\$75,000-\$99,999	230	227	237	237	237	7	3%
\$100,000-\$124,999	84	95	103	103	103	19	23%
\$125,000-\$149,999	56	81	107	108	108	52	93%
\$150,000-\$199,999	63	66	113	150	179	116	184%
\$200,000 or more	0	0	9	26	38	38	0%
Total Households	1,292	1,295	1,356	1,357	1,359	67	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$59,682	\$62,065	\$67,101	\$71,051	\$73,944	\$14,262	24%

**\*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.

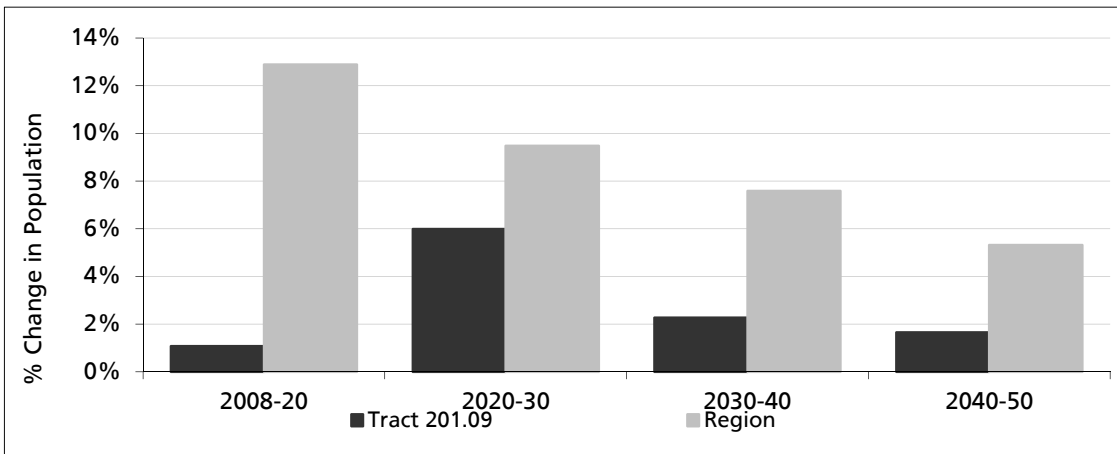
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,825</b>	<b>4,877</b>	<b>5,169</b>	<b>5,286</b>	<b>5,373</b>	<b>548</b>	<b>11%</b>
Under 5	401	387	419	431	422	21	5%
5 to 9	306	331	354	375	374	68	22%
10 to 14	401	453	464	486	504	103	26%
15 to 17	303	304	304	305	314	11	4%
18 to 19	192	167	186	181	195	3	2%
20 to 24	487	435	540	526	535	48	10%
25 to 29	404	437	456	505	497	93	23%
30 to 34	342	344	329	411	402	60	18%
35 to 39	325	274	319	324	350	25	8%
40 to 44	351	300	314	269	323	-28	-8%
45 to 49	306	261	235	259	258	-48	-16%
50 to 54	297	274	266	267	238	-59	-20%
55 to 59	237	279	280	255	283	46	19%
60 to 61	70	74	64	49	53	-17	-24%
62 to 64	128	187	190	199	191	63	49%
65 to 69	136	207	237	220	200	64	47%
70 to 74	63	96	131	130	141	78	124%
75 to 79	8	8	11	9	9	1	13%
80 to 84	29	23	34	35	25	-4	-14%
85 and over	39	36	36	50	59	20	51%
Median Age	29.0	29.1	28.5	28.4	28.4	-0.6	-2%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,825</b>	<b>4,877</b>	<b>5,169</b>	<b>5,286</b>	<b>5,373</b>	<b>548</b>	<b>11%</b>
Hispanic	1,978	2,489	3,032	3,483	3,844	1,866	94%
Non-Hispanic	2,847	2,388	2,137	1,803	1,529	-1,318	-46%
White	2,273	1,784	1,472	1,114	807	-1,466	-64%
Black	43	54	68	77	87	44	102%
American Indian	23	18	15	12	12	-11	-48%
Asian	360	379	413	426	443	83	23%
Hawaiian / Pacific Islander	7	11	15	17	19	12	171%
Other	3	3	3	3	3	0	0%
Two or More Races	138	139	151	154	158	20	14%

## GROWTH TRENDS IN TOTAL POPULATION



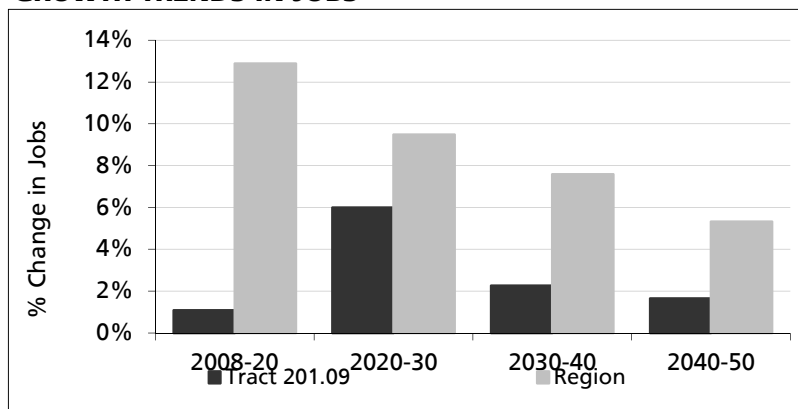
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>487</b>	<b>487</b>	<b>507</b>	<b>547</b>	<b>548</b>	<b>61</b>	<b>13%</b>
Civilian Jobs	487	487	507	547	548	61	13%
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>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>374</b>	<b>374</b>	<b>376</b>	<b>377</b>	<b>377</b>	<b>3</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	257	257	259	259	259	2	1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	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	8	8	9	10	10	1	16%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	91	91	91	91	91	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	0	0%
<b>Vacant Developable Acres</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-3</b>	<b>-94%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	0	0	0	-2	-90%
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	1	1	1	0	0	-1	-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>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>23.7</b>	<b>23.7</b>	<b>24.1</b>	<b>24.9</b>	<b>25.0</b>	<b>1.3</b>	<b>5%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.2</b>	<b>5.2</b>	<b>5.4</b>	<b>5.4</b>	<b>5.4</b>	<b>0.2</b>	<b>3%</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).