

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 200.15**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,202</b>	<b>5,195</b>	<b>5,264</b>	<b>5,610</b>	<b>5,798</b>	<b>1,596</b>	<b>38%</b>
Household Population	4,202	5,195	5,264	5,610	5,798	1,596	38%
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>1,864</b>	<b>2,163</b>	<b>2,169</b>	<b>2,268</b>	<b>2,307</b>	<b>443</b>	<b>24%</b>
Single Family	722	1,006	1,012	1,029	1,029	307	43%
Multiple Family	1,142	1,157	1,157	1,239	1,278	136	12%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,704</b>	<b>2,068</b>	<b>2,083</b>	<b>2,184</b>	<b>2,226</b>	<b>522</b>	<b>31%</b>
Single Family	669	956	967	986	988	319	48%
Multiple Family	1,035	1,112	1,116	1,198	1,238	203	20%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.6%</b>	<b>4.4%</b>	<b>4.0%</b>	<b>3.7%</b>	<b>3.5%</b>	<b>-5.1</b>	<b>-59%</b>
Single Family	7.3%	5.0%	4.4%	4.2%	4.0%	-3.3	-45%
Multiple Family	9.4%	3.9%	3.5%	3.3%	3.1%	-6.3	-67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.47</b>	<b>2.51</b>	<b>2.53</b>	<b>2.57</b>	<b>2.60</b>	<b>0.13</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	84	73	57	42	34	-50	-60%
\$15,000-\$29,999	284	260	219	189	162	-122	-43%
\$30,000-\$44,999	261	246	215	191	169	-92	-35%
\$45,000-\$59,999	230	282	259	238	218	-12	-5%
\$60,000-\$74,999	210	230	218	204	187	-23	-11%
\$75,000-\$99,999	278	349	351	343	330	52	19%
\$100,000-\$124,999	153	221	270	288	284	131	86%
\$125,000-\$149,999	79	147	192	247	273	194	246%
\$150,000-\$199,999	83	200	213	302	385	302	364%
\$200,000 or more	42	60	89	140	184	142	338%
Total Households	1,704	2,068	2,083	2,184	2,226	522	31%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$59,543	\$71,283	\$80,235	\$91,618	\$101,144	\$41,601	70%

**\*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.

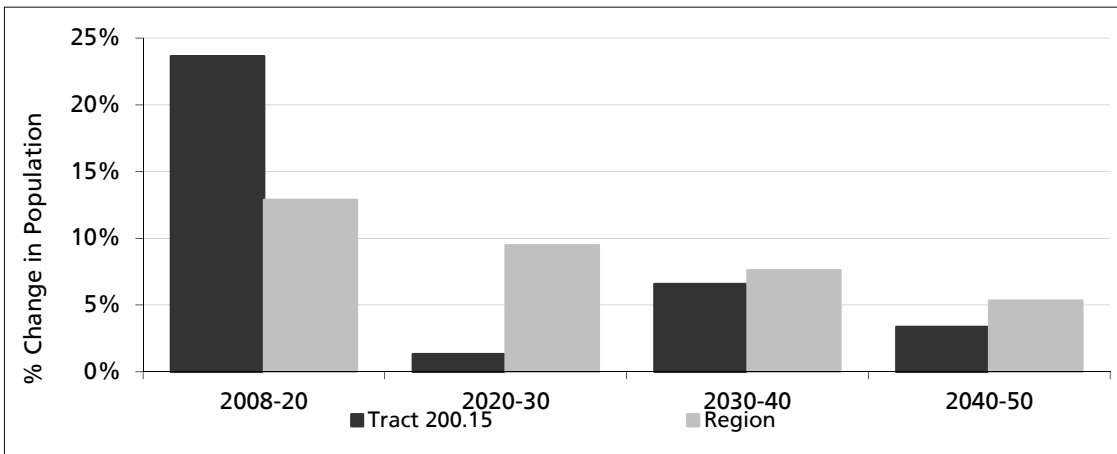
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,202</b>	<b>5,195</b>	<b>5,264</b>	<b>5,610</b>	<b>5,798</b>	<b>1,596</b>	<b>38%</b>
Under 5	305	331	330	335	338	33	11%
5 to 9	240	260	265	276	278	38	16%
10 to 14	187	217	204	223	229	42	22%
15 to 17	126	143	131	146	153	27	21%
18 to 19	94	92	79	79	81	-13	-14%
20 to 24	209	236	228	233	248	39	19%
25 to 29	134	190	184	182	200	66	49%
30 to 34	182	217	200	216	218	36	20%
35 to 39	249	214	260	277	268	19	8%
40 to 44	246	225	244	254	275	29	12%
45 to 49	376	341	272	357	377	1	0%
50 to 54	357	358	291	342	349	-8	-2%
55 to 59	350	461	357	311	410	60	17%
60 to 61	160	229	188	153	210	50	31%
62 to 64	174	319	267	242	259	85	49%
65 to 69	227	473	509	440	390	163	72%
70 to 74	133	275	347	310	272	139	105%
75 to 79	172	252	401	474	406	234	136%
80 to 84	148	168	279	377	342	194	131%
85 and over	133	194	228	383	495	362	272%
Median Age	46.7	51.8	54.0	53.3	53.4	6.7	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,202</b>	<b>5,195</b>	<b>5,264</b>	<b>5,610</b>	<b>5,798</b>	<b>1,596</b>	<b>38%</b>
Hispanic	323	437	454	501	524	201	62%
Non-Hispanic	3,879	4,758	4,810	5,109	5,274	1,395	36%
White	3,477	4,252	4,292	4,554	4,705	1,228	35%
Black	57	68	62	58	52	-5	-9%
American Indian	8	7	5	5	4	-4	-50%
Asian	168	225	240	268	284	116	69%
Hawaiian / Pacific Islander	9	12	12	11	11	2	22%
Other	6	6	6	6	6	0	0%
Two or More Races	154	188	193	207	212	58	38%

## GROWTH TRENDS IN TOTAL POPULATION



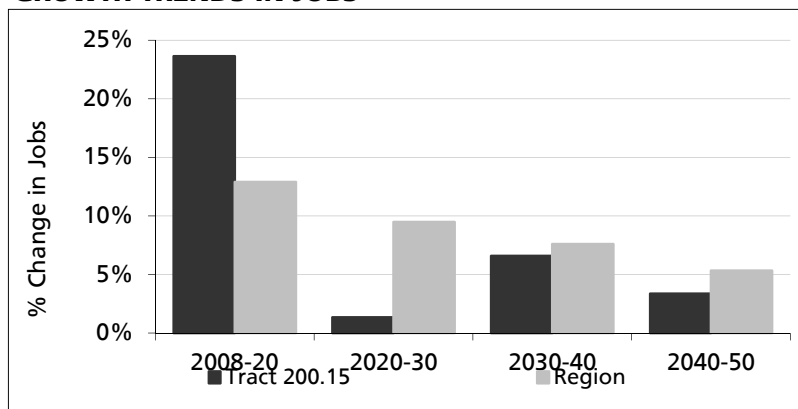
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>324</b>	<b>324</b>	<b>324</b>	<b>330</b>	<b>330</b>	<b>6</b>	<b>2%</b>
Civilian Jobs	324	324	324	330	330	6	2%
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>870</b>	<b>870</b>	<b>870</b>	<b>870</b>	<b>870</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>802</b>	<b>852</b>	<b>854</b>	<b>863</b>	<b>865</b>	<b>63</b>	<b>8%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	181	229	231	236	236	56	31%
Multiple Family	79	80	80	84	86	7	9%
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	8	8	8	8	8	0	0%
Commercial/Services	231	231	231	231	231	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	82	82	82	82	82	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	222	222	222	222	222	0	0%
<b>Vacant Developable Acres</b>	<b>68</b>	<b>19</b>	<b>17</b>	<b>7</b>	<b>5</b>	<b>-63</b>	<b>-92%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	56	7	5	0	0	-56	-100%
Multiple Family	7	6	6	2	0	-7	-100%
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	0%
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	5	5	5	5	5	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>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>0.0</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.2</b>	<b>7.0</b>	<b>7.0</b>	<b>7.1</b>	<b>7.2</b>	<b>0.0</b>	<b>0%</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).