

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 206.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,361</b>	<b>6,540</b>	<b>6,905</b>	<b>7,174</b>	<b>7,340</b>	<b>979</b>	<b>15%</b>
Household Population	6,105	6,221	6,481	6,603	6,650	545	9%
Group Quarters Population	256	319	424	571	690	434	170%
Civilian	256	319	424	571	690	434	170%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,053</b>	<b>2,138</b>	<b>2,195</b>	<b>2,195</b>	<b>2,195</b>	<b>142</b>	<b>7%</b>
Single Family	1,466	1,551	1,606	1,606	1,606	140	10%
Multiple Family	587	587	589	589	589	2	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,018</b>	<b>2,041</b>	<b>2,106</b>	<b>2,110</b>	<b>2,111</b>	<b>93</b>	<b>5%</b>
Single Family	1,450	1,501	1,557	1,557	1,558	108	7%
Multiple Family	568	540	549	553	553	-15	-3%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>1.7%</b>	<b>4.5%</b>	<b>4.1%</b>	<b>3.9%</b>	<b>3.8%</b>	<b>2.1</b>	<b>124%</b>
Single Family	1.1%	3.2%	3.1%	3.1%	3.0%	1.9	173%
Multiple Family	3.2%	8.0%	6.8%	6.1%	6.1%	2.9	91%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.03</b>	<b>3.05</b>	<b>3.08</b>	<b>3.13</b>	<b>3.15</b>	<b>0.12</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	221	182	156	134	116	-105	-48%
\$15,000-\$29,999	398	353	316	280	250	-148	-37%
\$30,000-\$44,999	426	420	401	371	349	-77	-18%
\$45,000-\$59,999	403	376	376	358	342	-61	-15%
\$60,000-\$74,999	249	251	259	259	257	8	3%
\$75,000-\$99,999	159	206	276	292	312	153	96%
\$100,000-\$124,999	110	134	167	229	270	160	145%
\$125,000-\$149,999	21	29	37	41	45	24	114%
\$150,000-\$199,999	7	59	63	72	79	72	1029%
\$200,000 or more	24	31	55	74	91	67	279%
Total Households	2,018	2,041	2,106	2,110	2,111	93	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$43,732	\$47,613	\$52,181	\$56,313	\$59,934	\$16,202	37%

**\*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.

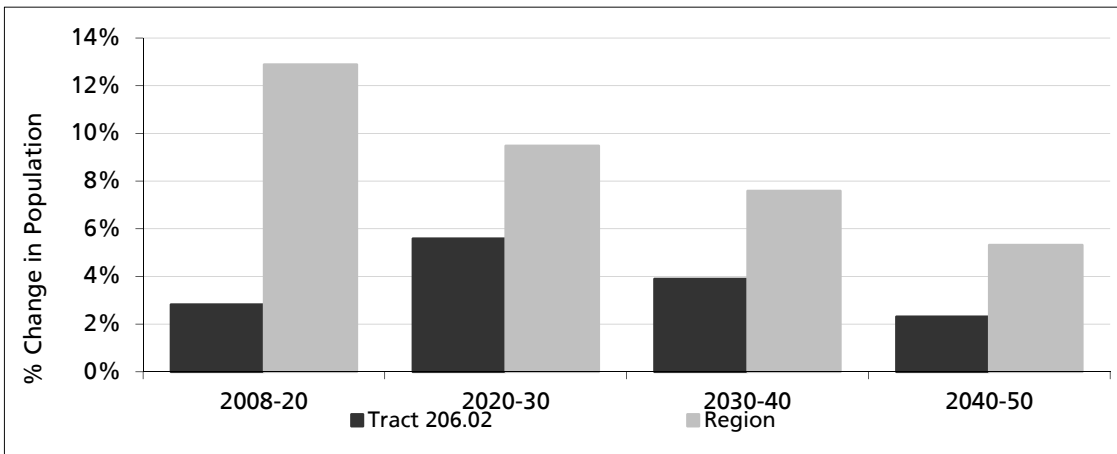
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,361</b>	<b>6,540</b>	<b>6,905</b>	<b>7,174</b>	<b>7,340</b>	<b>979</b>	<b>15%</b>
Under 5	671	646	676	689	655	-16	-2%
5 to 9	512	576	577	602	592	80	16%
10 to 14	426	493	492	504	516	90	21%
15 to 17	253	248	257	254	267	14	6%
18 to 19	171	153	179	174	184	13	8%
20 to 24	373	332	429	418	422	49	13%
25 to 29	493	554	561	597	575	82	17%
30 to 34	521	513	469	555	530	9	2%
35 to 39	548	457	531	522	533	-15	-3%
40 to 44	435	407	430	386	458	23	5%
45 to 49	435	383	343	382	378	-57	-13%
50 to 54	381	348	327	331	299	-82	-22%
55 to 59	349	415	407	378	427	78	22%
60 to 61	109	135	123	109	126	17	16%
62 to 64	99	145	145	147	150	51	52%
65 to 69	119	180	204	193	184	65	55%
70 to 74	119	184	239	241	258	139	117%
75 to 79	124	141	219	261	261	137	110%
80 to 84	93	99	155	221	252	159	171%
85 and over	130	131	142	210	273	143	110%
Median Age	32.7	32.6	33.0	33.1	34.3	1.6	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,361</b>	<b>6,540</b>	<b>6,905</b>	<b>7,174</b>	<b>7,340</b>	<b>979</b>	<b>15%</b>
Hispanic	2,902	3,663	4,397	5,066	5,583	2,681	92%
Non-Hispanic	3,459	2,877	2,508	2,108	1,757	-1,702	-49%
White	2,898	2,281	1,851	1,406	1,016	-1,882	-65%
Black	120	155	194	227	257	137	114%
American Indian	70	56	46	39	34	-36	-51%
Asian	161	171	185	194	202	41	25%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	20	21	22	24	24	4	20%
Two or More Races	189	192	209	217	223	34	18%

## GROWTH TRENDS IN TOTAL POPULATION



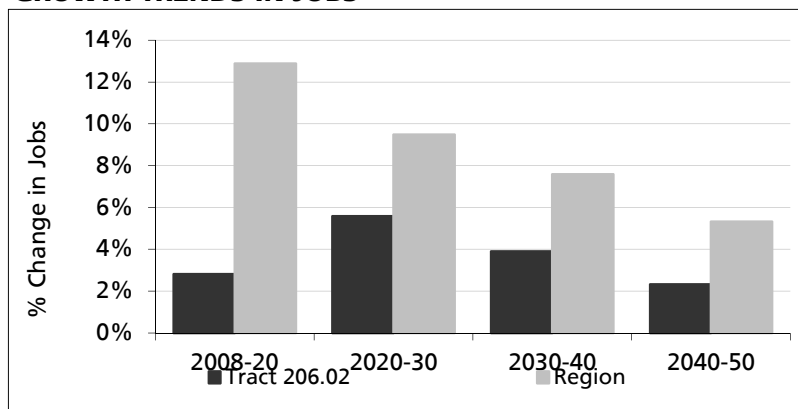
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,240</b>	<b>1,240</b>	<b>1,240</b>	<b>1,247</b>	<b>1,310</b>	<b>70</b>	<b>6%</b>
Civilian Jobs	1,240	1,240	1,240	1,247	1,310	70	6%
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>494</b>	<b>494</b>	<b>494</b>	<b>494</b>	<b>494</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>465</b>	<b>479</b>	<b>490</b>	<b>490</b>	<b>491</b>	<b>26</b>	<b>5%</b>
Low Density Single Family	74	88	88	88	88	13	18%
Single Family	228	241	252	252	252	23	10%
Multiple Family	24	24	24	24	24	0	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	17	17	17	17	17	0	0%
Office	3	3	3	3	4	1	33%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	103	103	103	103	103	0	0%
Agricultural and Extractive <sup>2</sup>	12	0	0	0	0	-12	-100%
Parks and Military Use	0	0	0	0	0	0	0%
<b>Vacant Developable Acres</b>	<b>28</b>	<b>14</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>-26</b>	<b>-93%</b>
Low Density Single Family	15	1	1	1	1	-13	-91%
Single Family	12	11	1	1	1	-11	-94%
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	0%
Office	1	1	1	1	0	-1	-100%
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>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>56.2</b>	<b>56.2</b>	<b>56.2</b>	<b>56.5</b>	<b>56.9</b>	<b>0.7</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.3</b>	<b>6.0</b>	<b>6.0</b>	<b>6.0</b>	<b>6.0</b>	<b>-0.2</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).