

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 198.08**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,759</b>	<b>5,988</b>	<b>6,079</b>	<b>6,188</b>	<b>6,222</b>	<b>463</b>	<b>8%</b>
Household Population	5,759	5,988	6,079	6,188	6,222	463	8%
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>2,560</b>	<b>2,582</b>	<b>2,582</b>	<b>2,582</b>	<b>2,582</b>	<b>22</b>	<b>1%</b>
Single Family	2,156	2,178	2,178	2,178	2,178	22	1%
Multiple Family	404	404	404	404	404	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,441</b>	<b>2,518</b>	<b>2,525</b>	<b>2,525</b>	<b>2,526</b>	<b>85</b>	<b>3%</b>
Single Family	2,053	2,123	2,130	2,130	2,130	77	4%
Multiple Family	388	395	395	395	396	8	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.6%</b>	<b>2.5%</b>	<b>2.2%</b>	<b>2.2%</b>	<b>2.2%</b>	<b>-2.4</b>	<b>-52%</b>
Single Family	4.8%	2.5%	2.2%	2.2%	2.2%	-2.6	-54%
Multiple Family	4.0%	2.2%	2.2%	2.2%	2.0%	-2.0	-50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.36</b>	<b>2.38</b>	<b>2.41</b>	<b>2.45</b>	<b>2.46</b>	<b>0.10</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	192	146	104	69	52	-140	-73%
\$15,000-\$29,999	323	271	212	164	128	-195	-60%
\$30,000-\$44,999	392	371	325	278	239	-153	-39%
\$45,000-\$59,999	378	455	437	395	361	-17	-4%
\$60,000-\$74,999	287	356	415	406	395	108	38%
\$75,000-\$99,999	399	434	511	649	732	333	83%
\$100,000-\$124,999	198	196	200	208	236	38	19%
\$125,000-\$149,999	112	130	130	130	131	19	17%
\$150,000-\$199,999	102	111	113	113	113	11	11%
\$200,000 or more	58	48	78	113	139	81	140%
Total Households	2,441	2,518	2,525	2,525	2,526	85	3%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$57,440	\$60,674	\$66,669	\$73,171	\$78,005	\$20,565	36%

**\*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.

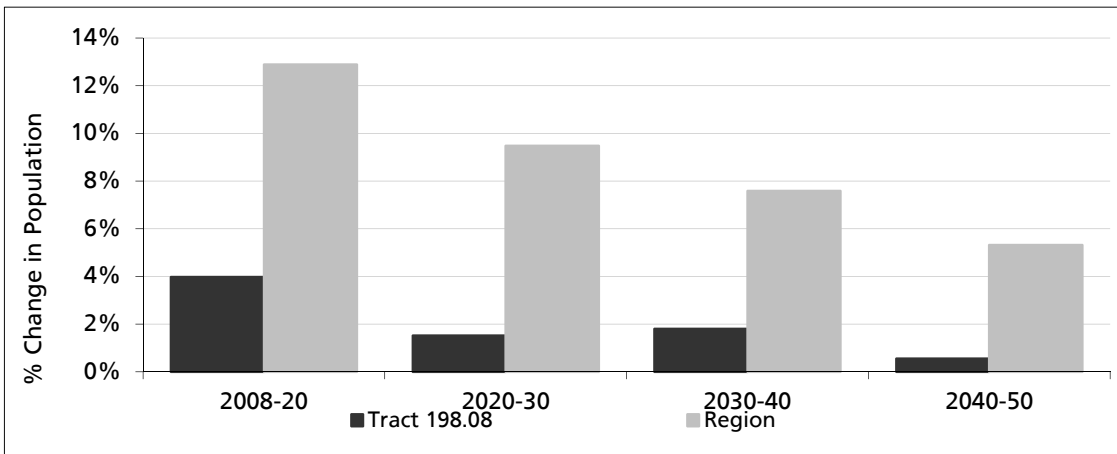
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,759</b>	<b>5,988</b>	<b>6,079</b>	<b>6,188</b>	<b>6,222</b>	<b>463</b>	<b>8%</b>
Under 5	243	188	171	174	180	-63	-26%
5 to 9	243	241	226	199	193	-50	-21%
10 to 14	250	303	256	240	235	-15	-6%
15 to 17	223	184	163	149	161	-62	-28%
18 to 19	148	124	115	95	91	-57	-39%
20 to 24	332	306	273	274	267	-65	-20%
25 to 29	246	296	235	219	215	-31	-13%
30 to 34	180	161	127	116	143	-37	-21%
35 to 39	182	135	149	129	126	-56	-31%
40 to 44	259	244	214	209	242	-17	-7%
45 to 49	366	318	248	245	259	-107	-29%
50 to 54	427	306	278	302	261	-166	-39%
55 to 59	323	338	253	209	250	-73	-23%
60 to 61	132	148	88	105	119	-13	-10%
62 to 64	96	187	165	126	149	53	55%
65 to 69	224	354	340	285	233	9	4%
70 to 74	374	584	581	432	421	47	13%
75 to 79	460	559	811	773	604	144	31%
80 to 84	587	487	832	1,020	940	353	60%
85 and over	464	525	554	887	1,133	669	144%
Median Age	52.4	57.8	66.2	70.2	69.7	17.3	33%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,759</b>	<b>5,988</b>	<b>6,079</b>	<b>6,188</b>	<b>6,222</b>	<b>463</b>	<b>8%</b>
Hispanic	690	762	787	831	842	152	22%
Non-Hispanic	5,069	5,226	5,292	5,357	5,380	311	6%
White	4,495	4,624	4,676	4,723	4,746	251	6%
Black	119	102	98	90	71	-48	-40%
American Indian	6	17	10	7	11	5	83%
Asian	336	351	372	403	422	86	26%
Hawaiian / Pacific Islander	9	16	20	13	19	10	111%
Other	1	1	1	1	1	0	0%
Two or More Races	103	115	115	120	110	7	7%

## GROWTH TRENDS IN TOTAL POPULATION



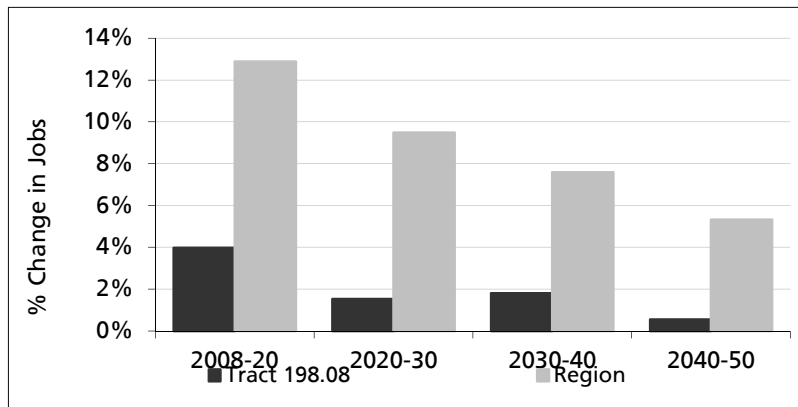
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>303</b>	<b>303</b>	<b>303</b>	<b>303</b>	<b>303</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	303	303	303	303	303	0	0%
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>540</b>	<b>540</b>	<b>540</b>	<b>540</b>	<b>540</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>537</b>	<b>540</b>	<b>540</b>	<b>540</b>	<b>540</b>	<b>3</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	274	277	277	277	277	3	1%
Multiple Family	24	24	24	24	24	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	51	51	51	51	51	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	88	88	88	88	88	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	100	100	100	100	100	0	0%
<b>Vacant Developable Acres</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-3</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-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	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	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>6.0</b>	<b>6.0</b>	<b>6.0</b>	<b>6.0</b>	<b>6.0</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.6</b>	<b>8.6</b>	<b>8.6</b>	<b>8.6</b>	<b>8.6</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).