

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 208.10**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,535</b>	<b>5,864</b>	<b>6,020</b>	<b>6,220</b>	<b>6,430</b>	<b>895</b>	<b>16%</b>
Household Population	5,535	5,864	6,020	6,220	6,430	895	16%
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>1,801</b>	<b>1,866</b>	<b>1,892</b>	<b>1,922</b>	<b>1,967</b>	<b>166</b>	<b>9%</b>
Single Family	1,801	1,866	1,892	1,922	1,967	166	9%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,739</b>	<b>1,835</b>	<b>1,861</b>	<b>1,888</b>	<b>1,934</b>	<b>195</b>	<b>11%</b>
Single Family	1,739	1,835	1,861	1,888	1,934	195	11%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>1.7%</b>	<b>1.6%</b>	<b>1.8%</b>	<b>1.7%</b>	<b>-1.7</b>	<b>-50%</b>
Single Family	3.4%	1.7%	1.6%	1.8%	1.7%	-1.7	-50%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.18</b>	<b>3.20</b>	<b>3.23</b>	<b>3.29</b>	<b>3.32</b>	<b>0.14</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	38	29	22	18	15	-23	-61%
\$15,000-\$29,999	107	74	59	47	41	-66	-62%
\$30,000-\$44,999	167	152	134	104	90	-77	-46%
\$45,000-\$59,999	189	200	191	173	159	-30	-16%
\$60,000-\$74,999	226	233	234	221	214	-12	-5%
\$75,000-\$99,999	414	425	430	430	425	11	3%
\$100,000-\$124,999	297	366	373	384	393	96	32%
\$125,000-\$149,999	116	167	202	231	253	137	118%
\$150,000-\$199,999	123	151	169	211	255	132	107%
\$200,000 or more	62	38	47	69	89	27	44%
Total Households	1,739	1,835	1,861	1,888	1,934	195	11%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$83,605	\$88,500	\$91,890	\$97,151	\$101,463	\$17,858	21%

**\*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.

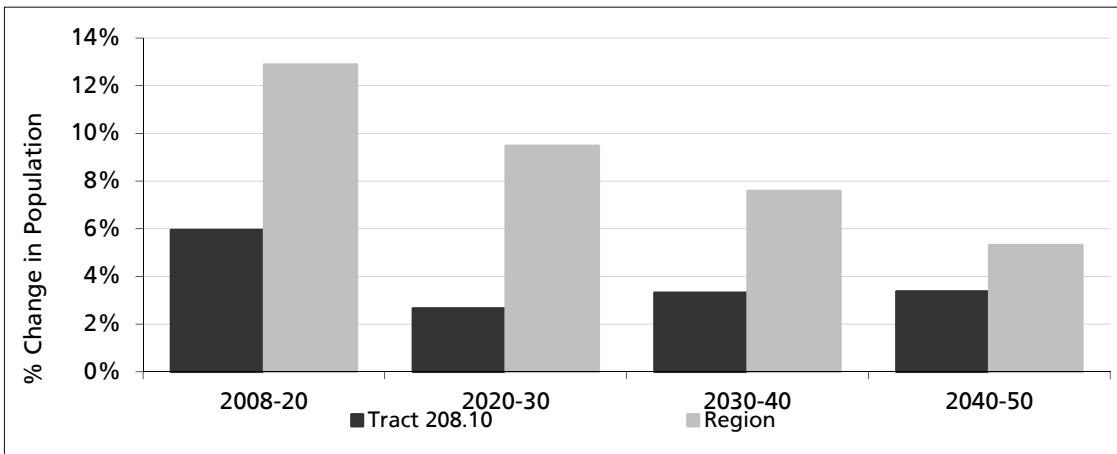
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,535</b>	<b>5,864</b>	<b>6,020</b>	<b>6,220</b>	<b>6,430</b>	<b>895</b>	<b>16%</b>
Under 5	310	304	322	338	315	5	2%
5 to 9	345	281	267	279	305	-40	-12%
10 to 14	347	431	440	464	440	93	27%
15 to 17	337	308	286	319	335	-2	-1%
18 to 19	287	162	142	136	137	-150	-52%
20 to 24	491	566	591	546	578	87	18%
25 to 29	341	368	380	349	390	49	14%
30 to 34	153	153	140	169	141	-12	-8%
35 to 39	248	155	198	191	172	-76	-31%
40 to 44	284	249	279	266	292	8	3%
45 to 49	509	422	357	423	431	-78	-15%
50 to 54	526	495	418	507	525	-1	0%
55 to 59	367	540	422	369	484	117	32%
60 to 61	163	211	201	159	188	25	15%
62 to 64	190	242	232	230	231	41	22%
65 to 69	185	331	354	288	280	95	51%
70 to 74	139	290	429	383	356	217	156%
75 to 79	137	157	259	343	283	146	107%
80 to 84	95	114	197	233	234	139	146%
85 and over	81	85	106	228	313	232	286%
Median Age	38.2	44.1	44.4	45.6	46.3	8.1	21%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,535</b>	<b>5,864</b>	<b>6,020</b>	<b>6,220</b>	<b>6,430</b>	<b>895</b>	<b>16%</b>
Hispanic	556	772	889	1,020	1,162	606	109%
Non-Hispanic	4,979	5,092	5,131	5,200	5,268	289	6%
White	4,583	4,694	4,681	4,727	4,771	188	4%
Black	73	80	102	92	88	15	21%
American Indian	32	30	8	10	4	-28	-88%
Asian	72	99	128	145	172	100	139%
Hawaiian / Pacific Islander	15	12	16	12	10	-5	-33%
Other	2	9	1	0	8	6	300%
Two or More Races	202	168	195	214	215	13	6%

## GROWTH TRENDS IN TOTAL POPULATION



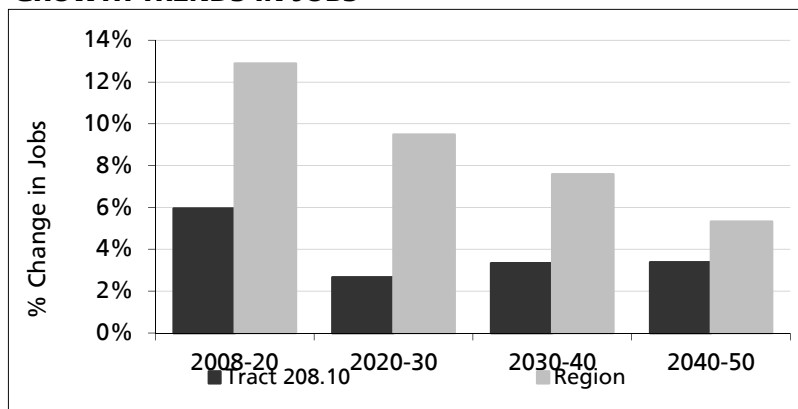
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	277	277	277	277	277	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>9,035</b>	<b>9,035</b>	<b>9,035</b>	<b>9,035</b>	<b>9,035</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>4,164</b>	<b>4,794</b>	<b>5,379</b>	<b>5,393</b>	<b>6,315</b>	<b>2,150</b>	<b>52%</b>
Low Density Single Family	1,238	2,179	2,929	2,929	4,010	2,772	224%
Single Family	906	906	906	920	926	19	2%
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	61	61	61	61	61	0	0%
Commercial/Services	62	62	62	62	62	0	0%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	235	235	235	235	235	0	0%
Agricultural and Extractive <sup>2</sup>	831	520	355	355	190	-641	-77%
Parks and Military Use	818	818	818	818	818	0	0%
<b>Vacant Developable Acres</b>	<b>2,769</b>	<b>2,140</b>	<b>1,554</b>	<b>1,540</b>	<b>619</b>	<b>-2,150</b>	<b>-78%</b>
Low Density Single Family	2,739	2,110	1,524	1,524	608	-2,131	-78%
Single Family	20	20	20	6	0	-19	-98%
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	10	10	10	10	10	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>2,102</b>	<b>2,102</b>	<b>2,102</b>	<b>2,102</b>	<b>2,102</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.8</b>	<b>0.6</b>	<b>0.5</b>	<b>0.5</b>	<b>0.4</b>	<b>-0.4</b>	<b>-53%</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).