

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 195.01**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,759</b>	<b>3,773</b>	<b>3,859</b>	<b>3,908</b>	<b>5,266</b>	<b>1,507</b>	<b>40%</b>
Household Population	3,741	3,747	3,819	3,855	5,206	1,465	39%
Group Quarters Population	18	26	40	53	60	42	233%
Civilian	18	26	40	53	60	42	233%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>853</b>	<b>853</b>	<b>856</b>	<b>856</b>	<b>1,229</b>	<b>376</b>	<b>44%</b>
Single Family	302	302	305	305	302	0	0%
Multiple Family	551	551	551	551	927	376	68%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>816</b>	<b>812</b>	<b>817</b>	<b>818</b>	<b>1,175</b>	<b>359</b>	<b>44%</b>
Single Family	293	285	289	290	289	-4	-1%
Multiple Family	523	527	528	528	886	363	69%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.3%</b>	<b>4.8%</b>	<b>4.6%</b>	<b>4.4%</b>	<b>4.4%</b>	<b>0.1</b>	<b>2%</b>
Single Family	3.0%	5.6%	5.2%	4.9%	4.3%	1.3	43%
Multiple Family	5.1%	4.4%	4.2%	4.2%	4.4%	-0.7	-14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>4.58</b>	<b>4.61</b>	<b>4.67</b>	<b>4.71</b>	<b>4.43</b>	<b>-0.15</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	106	82	61	52	47	-59	-56%
\$15,000-\$29,999	193	178	167	165	162	-31	-16%
\$30,000-\$44,999	209	201	195	195	207	-2	-1%
\$45,000-\$59,999	133	129	128	128	146	13	10%
\$60,000-\$74,999	89	91	91	91	126	37	42%
\$75,000-\$99,999	71	84	86	86	157	86	121%
\$100,000-\$124,999	15	34	44	44	105	90	600%
\$125,000-\$149,999	0	12	33	43	104	104	0%
\$150,000-\$199,999	0	1	12	14	87	87	0%
\$200,000 or more	0	0	0	0	34	34	0%
Total Households	816	812	817	818	1,175	359	44%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$37,823	\$40,896	\$43,885	\$44,769	\$63,036	\$25,213	67%

**\*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.

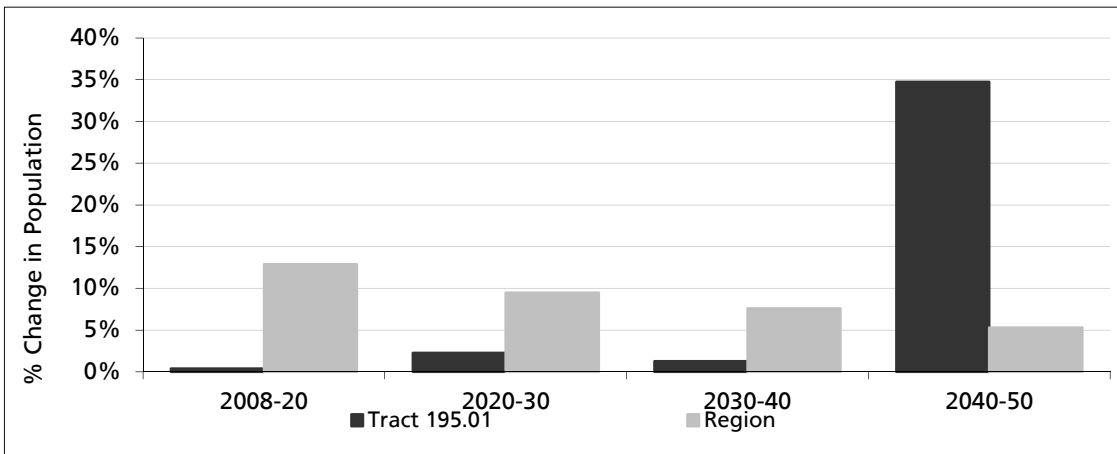
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,759</b>	<b>3,773</b>	<b>3,859</b>	<b>3,908</b>	<b>5,266</b>	<b>1,507</b>	<b>40%</b>
Under 5	579	527	526	515	640	61	11%
5 to 9	336	391	365	368	469	133	40%
10 to 14	356	401	378	362	487	131	37%
15 to 17	243	223	231	216	293	50	21%
18 to 19	117	94	113	106	140	23	20%
20 to 24	271	216	288	275	357	86	32%
25 to 29	357	340	337	371	463	106	30%
30 to 34	381	335	283	371	477	96	25%
35 to 39	381	347	373	359	526	145	38%
40 to 44	269	292	285	240	419	150	56%
45 to 49	172	202	196	213	287	115	67%
50 to 54	110	142	165	162	190	80	73%
55 to 59	74	111	130	125	188	114	154%
60 to 61	18	29	33	34	52	34	189%
62 to 64	26	43	55	65	89	63	242%
65 to 69	23	35	47	59	81	58	252%
70 to 74	15	18	25	30	48	33	220%
75 to 79	8	8	12	16	24	16	200%
80 to 84	11	8	6	6	6	-5	-45%
85 and over	12	11	11	15	30	18	150%
Median Age	24.6	25.5	25.4	26.5	27.7	3.1	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,759</b>	<b>3,773</b>	<b>3,859</b>	<b>3,908</b>	<b>5,266</b>	<b>1,507</b>	<b>40%</b>
Hispanic	3,535	3,599	3,706	3,769	5,094	1,559	44%
Non-Hispanic	224	174	153	139	172	-52	-23%
White	96	65	50	40	46	-50	-52%
Black	63	54	51	49	63	0	0%
American Indian	3	2	2	2	2	-1	-33%
Asian	1	1	1	1	1	0	0%
Hawaiian / Pacific Islander	22	18	15	14	17	-5	-23%
Other	8	7	7	7	9	1	13%
Two or More Races	31	27	27	26	34	3	10%

## GROWTH TRENDS IN TOTAL POPULATION



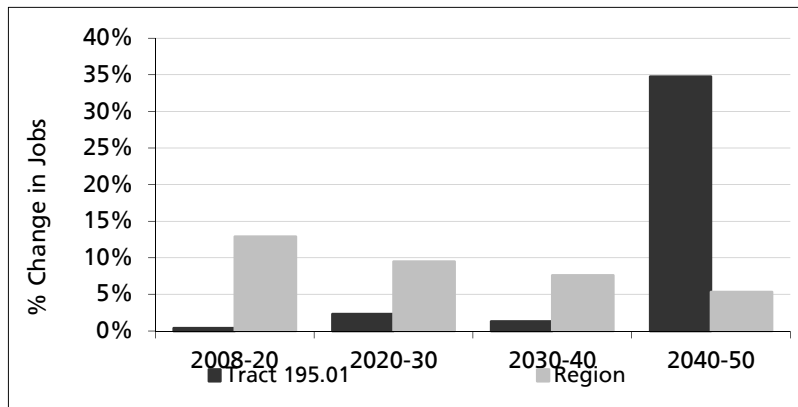
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>959</b>	<b>959</b>	<b>959</b>	<b>960</b>	<b>1,202</b>	<b>243</b>	<b>25%</b>
Civilian Jobs	959	959	959	960	1,202	243	25%
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>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>178</b>	<b>178</b>	<b>179</b>	<b>179</b>	<b>181</b>	<b>3</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	43	43	43	43	43	0	0%
Multiple Family	39	39	39	39	40	1	2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	9	9	--
Industrial	27	27	27	27	26	-1	-3%
Commercial/Services	13	13	13	13	7	-7	-50%
Office	0	0	0	0	0	0	0%
Schools	20	20	20	20	20	0	0%
Roads and Freeways	32	32	32	32	32	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	0%
<b>Vacant Developable Acres</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>-3</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	1	1	1	1	0	-1	-100%
Mixed Use	1	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-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>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>15.9</b>	<b>15.9</b>	<b>15.9</b>	<b>15.9</b>	<b>20.8</b>	<b>5.0</b>	<b>31%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.1</b>	<b>10.1</b>	<b>10.1</b>	<b>10.1</b>	<b>13.7</b>	<b>3.6</b>	<b>36%</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).