

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 192.05**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,690</b>	<b>5,783</b>	<b>6,113</b>	<b>6,237</b>	<b>6,764</b>	<b>1,074</b>	<b>19%</b>
Household Population	5,374	5,443	5,730	5,807	6,293	919	17%
Group Quarters Population	316	340	383	430	471	155	49%
Civilian	316	340	383	430	471	155	49%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,088</b>	<b>2,088</b>	<b>2,170</b>	<b>2,182</b>	<b>2,396</b>	<b>308</b>	<b>15%</b>
Single Family	954	954	1,034	1,046	1,039	85	9%
Multiple Family	586	586	586	586	801	215	37%
Mobile Homes	548	548	550	550	556	8	1%
<b>Occupied Housing Units</b>	<b>2,017</b>	<b>2,029</b>	<b>2,111</b>	<b>2,129</b>	<b>2,330</b>	<b>313</b>	<b>16%</b>
Single Family	903	923	1,002	1,019	1,012	109	12%
Multiple Family	566	568	568	569	771	205	36%
Mobile Homes	548	538	541	541	547	-1	0%
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>2.8%</b>	<b>2.7%</b>	<b>2.4%</b>	<b>2.8%</b>	<b>-0.6</b>	<b>-18%</b>
Single Family	5.3%	3.2%	3.1%	2.6%	2.6%	-2.7	-51%
Multiple Family	3.4%	3.1%	3.1%	2.9%	3.7%	0.3	9%
Mobile Homes	0.0%	1.8%	1.6%	1.6%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.66</b>	<b>2.68</b>	<b>2.71</b>	<b>2.73</b>	<b>2.70</b>	<b>0.04</b>	<b>2%</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	336	258	203	189	182	-154	-46%
\$15,000-\$29,999	512	444	380	374	367	-145	-28%
\$30,000-\$44,999	534	500	461	461	457	-77	-14%
\$45,000-\$59,999	236	233	230	230	236	0	0%
\$60,000-\$74,999	103	112	115	117	129	26	25%
\$75,000-\$99,999	174	241	273	276	312	138	79%
\$100,000-\$124,999	72	142	194	197	231	159	221%
\$125,000-\$149,999	0	58	124	144	181	181	0%
\$150,000-\$199,999	0	12	81	90	153	153	0%
\$200,000 or more	50	29	50	51	82	32	64%
Total Households	2,017	2,029	2,111	2,129	2,330	313	16%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$34,508	\$39,375	\$45,750	\$47,641	\$55,106	\$20,598	60%

**\*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.

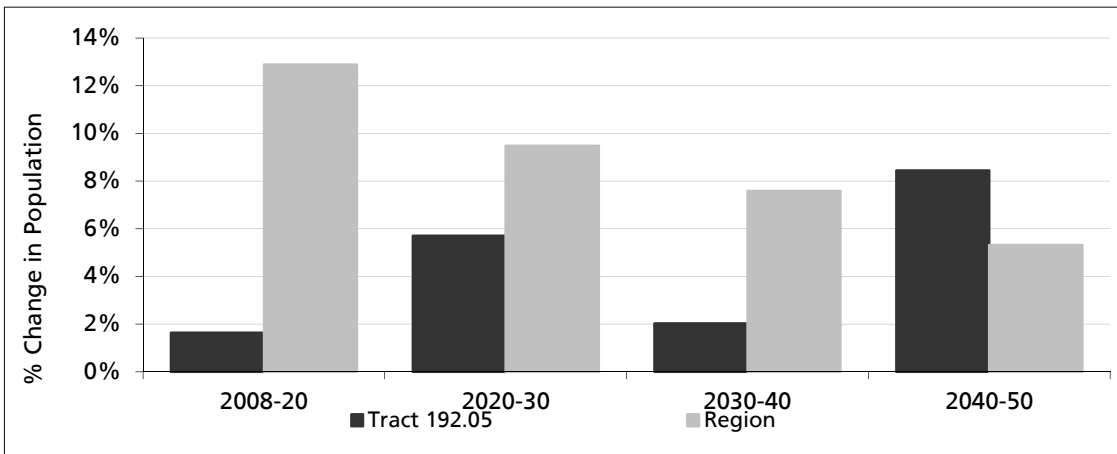
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,690</b>	<b>5,783</b>	<b>6,113</b>	<b>6,237</b>	<b>6,764</b>	<b>1,074</b>	<b>19%</b>
Under 5	607	594	629	628	632	25	4%
5 to 9	477	528	549	570	599	122	26%
10 to 14	433	487	494	489	536	103	24%
15 to 17	287	277	291	287	305	18	6%
18 to 19	168	144	160	148	165	-3	-2%
20 to 24	450	417	533	531	575	125	28%
25 to 29	471	505	504	539	562	91	19%
30 to 34	449	433	398	490	516	67	15%
35 to 39	382	336	388	374	429	47	12%
40 to 44	319	316	339	296	397	78	24%
45 to 49	274	276	269	292	328	54	20%
50 to 54	263	263	274	289	294	31	12%
55 to 59	182	188	160	149	196	14	8%
60 to 61	58	51	34	23	35	-23	-40%
62 to 64	98	125	101	71	75	-23	-23%
65 to 69	153	209	202	177	169	16	10%
70 to 74	195	280	333	310	334	139	71%
75 to 79	134	132	193	215	229	95	71%
80 to 84	105	70	109	123	101	-4	-4%
85 and over	185	152	153	236	287	102	55%
Median Age	29.5	29.4	29.0	29.3	30.1	0.6	2%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,690</b>	<b>5,783</b>	<b>6,113</b>	<b>6,237</b>	<b>6,764</b>	<b>1,074</b>	<b>19%</b>
Hispanic	2,583	3,140	3,698	3,982	4,501	1,918	74%
Non-Hispanic	3,107	2,643	2,415	2,255	2,263	-844	-27%
White	2,451	1,978	1,706	1,504	1,412	-1,039	-42%
Black	214	220	234	241	259	45	21%
American Indian	44	37	29	24	23	-21	-48%
Asian	206	221	248	277	333	127	62%
Hawaiian / Pacific Islander	28	27	25	24	26	-2	-7%
Other	9	9	10	9	9	0	0%
Two or More Races	155	151	163	176	201	46	30%

## GROWTH TRENDS IN TOTAL POPULATION



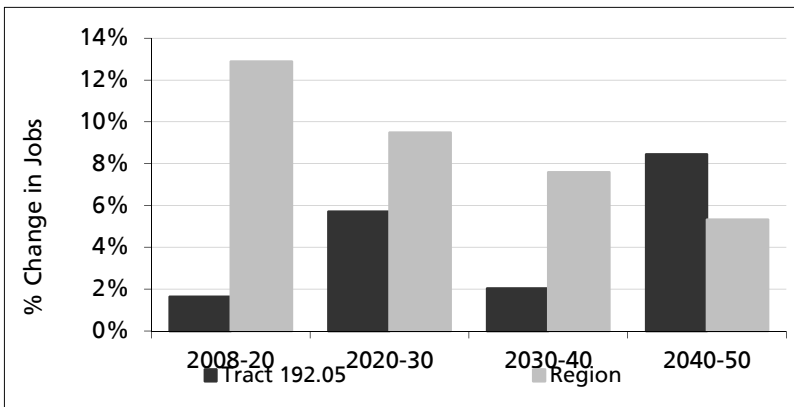
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>709</b>	<b>709</b>	<b>709</b>	<b>760</b>	<b>888</b>	<b>179</b>	<b>25%</b>
Civilian Jobs	709	709	709	760	888	179	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>475</b>	<b>475</b>	<b>475</b>	<b>475</b>	<b>475</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>445</b>	<b>445</b>	<b>468</b>	<b>471</b>	<b>474</b>	<b>30</b>	<b>7%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	192	192	231	238	235	44	23%
Multiple Family	30	30	30	30	34	5	16%
Mobile Homes	58	58	58	58	58	0	0%
Other Residential	10	10	10	10	10	0	0%
Mixed Use	0	0	0	0	4	4	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	31	31	29	25	23	-8	-26%
Office	0	0	0	0	0	0	0%
Schools	43	43	43	43	43	0	0%
Roads and Freeways	60	60	60	60	60	0	0%
Agricultural and Extractive <sup>2</sup>	14	14	0	0	0	-14	-100%
Parks and Military Use	8	8	8	8	8	0	0%
<b>Vacant Developable Acres</b>	<b>30</b>	<b>30</b>	<b>7</b>	<b>4</b>	<b>0</b>	<b>-30</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	24	24	0	0	0	-23	-98%
Multiple Family	4	4	4	4	0	-4	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	2	2	0	0	-2	-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>9.7</b>	<b>9.7</b>	<b>9.9</b>	<b>11.3</b>	<b>13.3</b>	<b>3.6</b>	<b>37%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.2</b>	<b>7.2</b>	<b>6.6</b>	<b>6.5</b>	<b>7.1</b>	<b>-0.2</b>	<b>-2%</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).