

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 194.05**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,077</b>	<b>4,620</b>	<b>4,989</b>	<b>5,021</b>	<b>4,966</b>	<b>889</b>	<b>22%</b>
Household Population	4,077	4,620	4,989	5,021	4,966	889	22%
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>1,256</b>	<b>1,394</b>	<b>1,481</b>	<b>1,481</b>	<b>1,481</b>	<b>225</b>	<b>18%</b>
Single Family	494	523	523	523	523	29	6%
Multiple Family	762	871	958	958	958	196	26%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,160</b>	<b>1,328</b>	<b>1,419</b>	<b>1,420</b>	<b>1,420</b>	<b>260</b>	<b>22%</b>
Single Family	462	494	498	498	500	38	8%
Multiple Family	698	834	921	922	920	222	32%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.6%</b>	<b>4.7%</b>	<b>4.2%</b>	<b>4.1%</b>	<b>4.1%</b>	<b>-3.5</b>	<b>-46%</b>
Single Family	6.5%	5.5%	4.8%	4.8%	4.4%	-2.1	-32%
Multiple Family	8.4%	4.2%	3.9%	3.8%	4.0%	-4.4	-52%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.51</b>	<b>3.48</b>	<b>3.52</b>	<b>3.54</b>	<b>3.50</b>	<b>-0.01</b>	<b>0%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

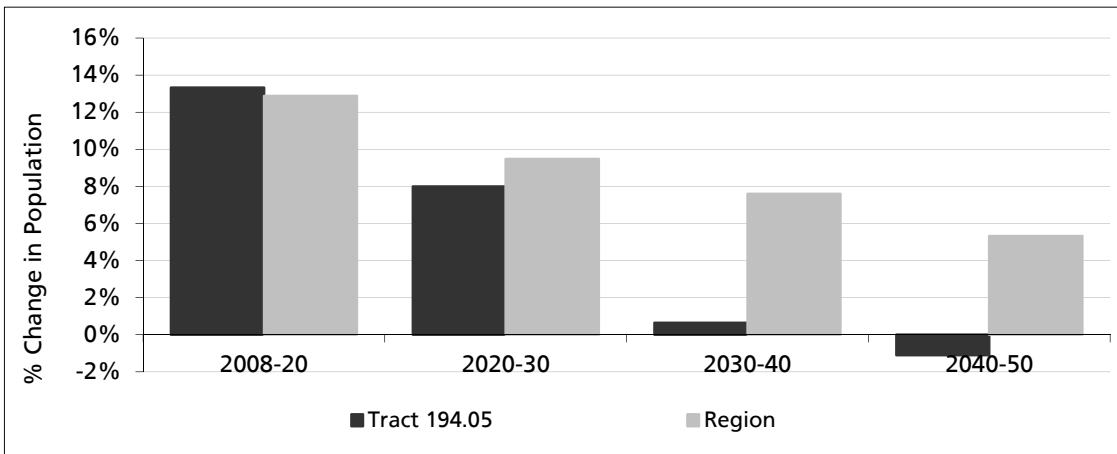
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,077</b>	<b>4,620</b>	<b>4,989</b>	<b>5,021</b>	<b>4,966</b>	<b>889</b>	<b>22%</b>
Under 5	457	497	541	524	481	24	5%
5 to 9	325	383	402	399	370	45	14%
10 to 14	292	358	370	366	353	61	21%
15 to 17	180	191	200	196	195	15	8%
18 to 19	143	137	148	149	146	3	2%
20 to 24	275	287	363	341	328	53	19%
25 to 29	405	498	509	515	481	76	19%
30 to 34	466	506	492	565	533	67	14%
35 to 39	372	357	445	418	435	63	17%
40 to 44	301	310	324	277	338	37	12%
45 to 49	265	288	276	307	301	36	14%
50 to 54	197	223	229	232	214	17	9%
55 to 59	142	196	207	192	218	76	54%
60 to 61	35	56	66	65	75	40	114%
62 to 64	48	85	89	91	89	41	85%
65 to 69	48	89	118	124	129	81	169%
70 to 74	38	57	75	77	80	42	111%
75 to 79	18	24	43	53	56	38	211%
80 to 84	16	18	24	31	25	9	56%
85 and over	54	60	68	99	119	65	120%
Median Age	29.5	29.6	29.6	30.2	31.2	1.7	6%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,077</b>	<b>4,620</b>	<b>4,989</b>	<b>5,021</b>	<b>4,966</b>	<b>889</b>	<b>22%</b>
Hispanic	1,901	2,511	2,957	3,104	3,167	1,266	67%
Non-Hispanic	2,176	2,109	2,032	1,917	1,799	-377	-17%
White	1,310	1,157	1,004	862	728	-582	-44%
Black	402	442	471	471	459	57	14%
American Indian	20	19	18	14	12	-8	-40%
Asian	230	267	298	323	348	118	51%
Hawaiian / Pacific Islander	54	57	57	54	54	0	0%
Other	12	11	11	11	11	-1	-8%
Two or More Races	148	156	173	182	187	39	26%

## GROWTH TRENDS IN TOTAL POPULATION



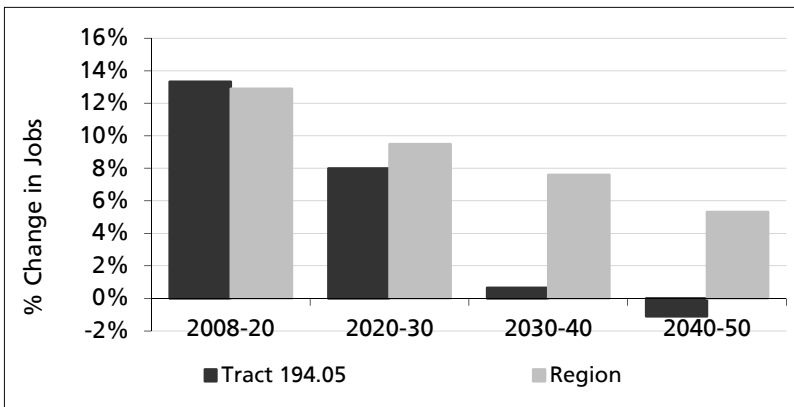
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>461</b>	<b>606</b>	<b>606</b>	<b>606</b>	<b>606</b>	<b>145</b>	<b>31%</b>
Civilian Jobs	461	606	606	606	606	145	31%
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>293</b>	<b>293</b>	<b>293</b>	<b>293</b>	<b>293</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>270</b>	<b>286</b>	<b>293</b>	<b>293</b>	<b>293</b>	<b>23</b>	<b>8%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	104	111	111	111	111	7	7%
Multiple Family	41	48	55	55	55	14	33%
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	5	5	5	5	5	0	0%
Commercial/Services	18	24	24	24	24	5	30%
Office	1	1	1	1	1	0	0%
Schools	16	16	16	16	16	0	0%
Roads and Freeways	73	73	73	73	73	0	0%
Agricultural and Extractive <sup>2</sup>	3	0	0	0	0	-3	-100%
Parks and Military Use	9	9	9	9	9	0	0%
<b>Vacant Developable Acres</b>	<b>23</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-23</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	0	0	0	0	-5	-100%
Multiple Family	14	7	0	0	0	-14	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	0	0	0	0	-4	-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>11.6</b>	<b>13.4</b>	<b>13.4</b>	<b>13.4</b>	<b>13.4</b>	<b>1.8</b>	<b>16%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.7</b>	<b>8.8</b>	<b>8.9</b>	<b>8.9</b>	<b>8.9</b>	<b>0.3</b>	<b>3%</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).