

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 19.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,974</b>	<b>3,041</b>	<b>3,086</b>	<b>3,168</b>	<b>3,221</b>	<b>247</b>	<b>8%</b>
Household Population	2,954	3,017	3,053	3,121	3,168	214	7%
Group Quarters Population	20	24	33	47	53	33	165%
Civilian	20	24	33	47	53	33	165%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,502</b>	<b>1,508</b>	<b>1,502</b>	<b>1,544</b>	<b>1,568</b>	<b>66</b>	<b>4%</b>
Single Family	1,321	1,327	1,324	1,343	1,348	27	2%
Multiple Family	181	181	178	201	220	39	22%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,419</b>	<b>1,422</b>	<b>1,431</b>	<b>1,472</b>	<b>1,497</b>	<b>78</b>	<b>5%</b>
Single Family	1,246	1,274	1,285	1,308	1,313	67	5%
Multiple Family	173	148	146	164	184	11	6%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>5.5%</b>	<b>5.7%</b>	<b>4.7%</b>	<b>4.7%</b>	<b>4.5%</b>	<b>-1.0</b>	<b>-18%</b>
Single Family	5.7%	4.0%	2.9%	2.6%	2.6%	-3.1	-54%
Multiple Family	4.4%	18.2%	18.0%	18.4%	16.4%	12.0	273%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.08</b>	<b>2.12</b>	<b>2.13</b>	<b>2.12</b>	<b>2.12</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	165	134	115	110	107	-58	-35%
\$15,000-\$29,999	231	208	195	190	191	-40	-17%
\$30,000-\$44,999	236	213	212	218	219	-17	-7%
\$45,000-\$59,999	188	209	218	232	235	47	25%
\$60,000-\$74,999	162	220	239	250	254	92	57%
\$75,000-\$99,999	187	208	217	226	232	45	24%
\$100,000-\$124,999	131	138	141	146	152	21	16%
\$125,000-\$149,999	54	58	61	64	68	14	26%
\$150,000-\$199,999	25	24	23	26	28	3	12%
\$200,000 or more	40	10	10	10	11	-29	-73%
Total Households	1,419	1,422	1,431	1,472	1,497	78	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$51,184	\$56,196	\$58,314	\$59,095	\$59,777	\$8,593	17%

**\*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.

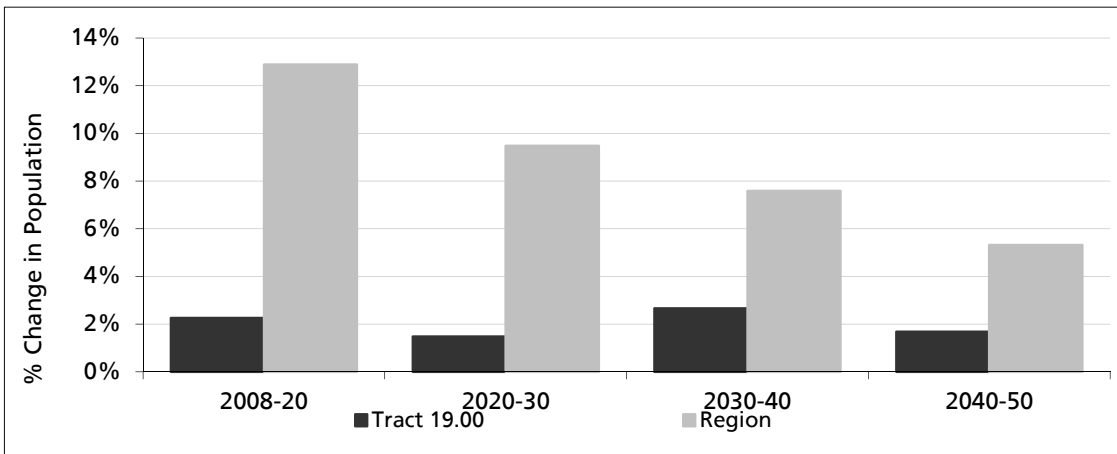
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,974</b>	<b>3,041</b>	<b>3,086</b>	<b>3,168</b>	<b>3,221</b>	<b>247</b>	<b>8%</b>
Under 5	195	206	228	239	232	37	19%
5 to 9	267	335	409	477	464	197	74%
10 to 14	221	282	328	377	398	177	80%
15 to 17	117	146	183	214	226	109	93%
18 to 19	68	66	86	88	90	22	32%
20 to 24	124	145	240	283	286	162	131%
25 to 29	127	164	164	175	168	41	32%
30 to 34	212	222	203	251	237	25	12%
35 to 39	302	234	261	233	234	-68	-23%
40 to 44	255	191	177	132	177	-78	-31%
45 to 49	257	204	173	192	197	-60	-23%
50 to 54	236	187	154	140	126	-110	-47%
55 to 59	210	202	127	82	94	-116	-55%
60 to 61	83	77	30	18	20	-63	-76%
62 to 64	70	101	73	59	46	-24	-34%
65 to 69	100	143	117	82	82	-18	-18%
70 to 74	62	91	87	73	86	24	39%
75 to 79	25	14	20	25	32	7	28%
80 to 84	20	13	12	19	16	-4	-20%
85 and over	23	18	14	9	10	-13	-57%
Median Age	37.6	34.0	27.1	23.3	23.5	-14.1	-38%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,974</b>	<b>3,041</b>	<b>3,086</b>	<b>3,168</b>	<b>3,221</b>	<b>247</b>	<b>8%</b>
Hispanic	580	1,042	1,703	2,385	2,510	1,930	333%
Non-Hispanic	2,394	1,999	1,383	783	711	-1,683	-70%
White	2,048	1,511	727	0	0	-2,048	-100%
Black	78	100	124	134	111	33	42%
American Indian	21	31	42	47	38	17	81%
Asian	142	205	285	347	325	183	129%
Hawaiian / Pacific Islander	17	30	43	55	52	35	206%
Other	16	23	29	35	33	17	106%
Two or More Races	72	99	133	165	152	80	111%

## GROWTH TRENDS IN TOTAL POPULATION



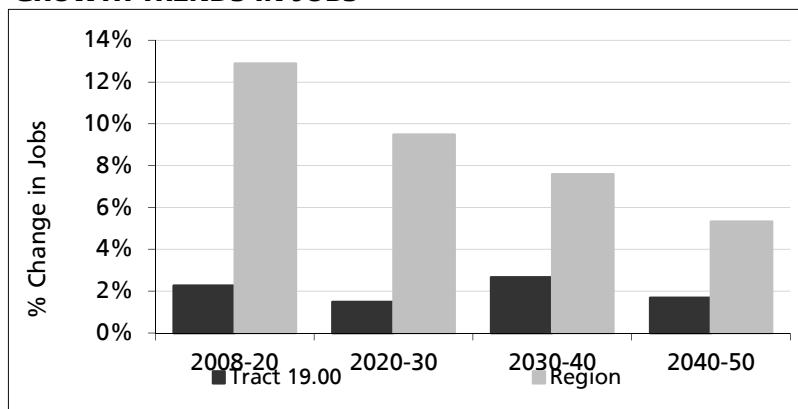
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>219</b>	<b>219</b>	<b>247</b>	<b>264</b>	<b>264</b>	<b>45</b>	<b>21%</b>
Civilian Jobs	219	219	247	264	264	45	21%
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>414</b>	<b>414</b>	<b>414</b>	<b>414</b>	<b>414</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>410</b>	<b>412</b>	<b>412</b>	<b>413</b>	<b>414</b>	<b>3</b>	<b>1%</b>
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	176	177	178	178	179	3	2%
Multiple Family	4	4	4	4	4	0	-9%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	1	2	2	2	--
Industrial	0	0	0	0	0	0	-55%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	102	102	102	102	102	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	123	123	123	123	123	0	0%
<b>Vacant Developable Acres</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>-3</b>	<b>-94%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	2	2	1	0	-3	-94%
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>249.6</b>	<b>249.6</b>	<b>247.1</b>	<b>241.3</b>	<b>253.8</b>	<b>4.2</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.2</b>	<b>8.2</b>	<b>8.1</b>	<b>8.3</b>	<b>8.4</b>	<b>0.2</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).