

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 195.02**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,788</b>	<b>5,489</b>	<b>5,703</b>	<b>5,765</b>	<b>8,943</b>	<b>3,155</b>	<b>55%</b>
Household Population	5,777	5,467	5,640	5,662	8,814	3,037	53%
Group Quarters Population	11	22	63	103	129	118	1073%
Civilian	11	22	63	103	129	118	1073%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,324</b>	<b>1,324</b>	<b>1,325</b>	<b>1,318</b>	<b>2,227</b>	<b>903</b>	<b>68%</b>
Single Family	736	736	737	735	683	-53	-7%
Multiple Family	588	588	588	583	1,544	956	163%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,245</b>	<b>1,188</b>	<b>1,213</b>	<b>1,212</b>	<b>2,088</b>	<b>843</b>	<b>68%</b>
Single Family	709	688	696	696	652	-57	-8%
Multiple Family	536	500	517	516	1,436	900	168%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.0%</b>	<b>10.3%</b>	<b>8.5%</b>	<b>8.0%</b>	<b>6.2%</b>	<b>0.2</b>	<b>3%</b>
Single Family	3.7%	6.5%	5.6%	5.3%	4.5%	0.8	22%
Multiple Family	8.8%	15.0%	12.1%	11.5%	7.0%	-1.8	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>4.64</b>	<b>4.60</b>	<b>4.65</b>	<b>4.67</b>	<b>4.22</b>	<b>-0.42</b>	<b>-9%</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	143	104	76	72	68	-75	-52%
\$15,000-\$29,999	385	317	261	250	241	-144	-37%
\$30,000-\$44,999	303	265	242	242	278	-25	-8%
\$45,000-\$59,999	202	175	174	174	217	15	7%
\$60,000-\$74,999	80	88	88	88	168	88	110%
\$75,000-\$99,999	77	110	118	118	307	230	299%
\$100,000-\$124,999	21	65	118	116	302	281	1338%
\$125,000-\$149,999	15	37	74	89	199	184	1227%
\$150,000-\$199,999	7	20	55	56	201	194	2771%
\$200,000 or more	12	7	7	7	107	95	792%
Total Households	1,245	1,188	1,213	1,212	2,088	843	68%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$34,678	\$39,792	\$47,371	\$48,621	\$80,863	\$46,185	133%

**\*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.

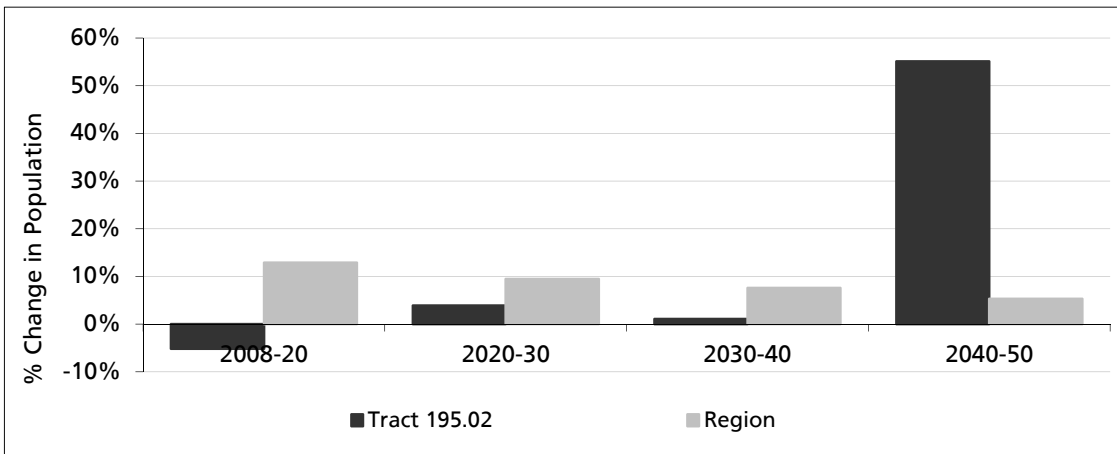
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,788</b>	<b>5,489</b>	<b>5,703</b>	<b>5,765</b>	<b>8,943</b>	<b>3,155</b>	<b>55%</b>
Under 5	592	515	519	507	723	131	22%
5 to 9	511	564	538	540	799	288	56%
10 to 14	538	574	556	537	826	288	54%
15 to 17	330	284	296	276	435	105	32%
18 to 19	233	170	200	193	300	67	29%
20 to 24	481	363	490	469	702	221	46%
25 to 29	556	511	508	547	795	239	43%
30 to 34	599	510	448	567	836	237	40%
35 to 39	498	420	470	448	747	249	50%
40 to 44	425	424	424	360	714	289	68%
45 to 49	368	376	351	387	597	229	62%
50 to 54	281	314	338	331	453	172	61%
55 to 59	156	203	236	225	395	239	153%
60 to 61	37	53	64	65	115	78	211%
62 to 64	40	60	77	88	139	99	248%
65 to 69	44	61	77	87	135	91	207%
70 to 74	20	21	25	27	43	23	115%
75 to 79	28	27	43	56	97	69	246%
80 to 84	17	13	19	21	29	12	71%
85 and over	34	26	24	34	63	29	85%
Median Age	26.9	27.7	27.5	28.3	29.3	2.4	9%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,788</b>	<b>5,489</b>	<b>5,703</b>	<b>5,765</b>	<b>8,943</b>	<b>3,155</b>	<b>55%</b>
Hispanic	4,806	4,779	5,091	5,213	8,164	3,358	70%
Non-Hispanic	982	710	612	552	779	-203	-21%
White	634	418	329	275	359	-275	-43%
Black	152	127	121	118	175	23	15%
American Indian	5	4	4	4	6	1	20%
Asian	44	40	41	43	69	25	57%
Hawaiian / Pacific Islander	52	42	37	34	49	-3	-6%
Other	16	16	16	14	20	4	25%
Two or More Races	79	63	64	64	101	22	28%

## GROWTH TRENDS IN TOTAL POPULATION



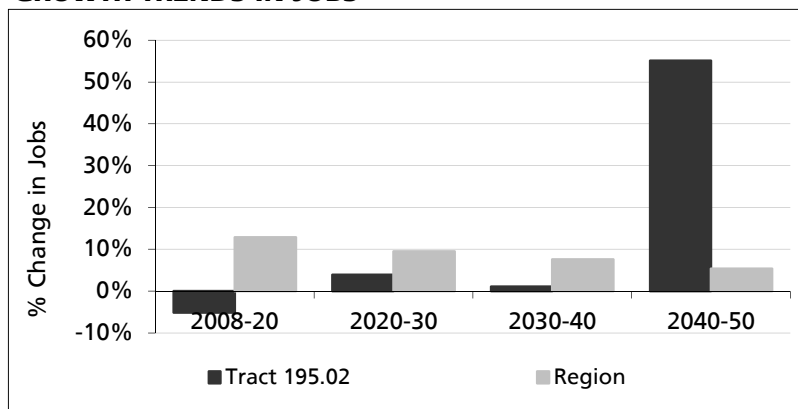
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>537</b>	<b>537</b>	<b>537</b>	<b>703</b>	<b>1,348</b>	<b>811</b>	<b>151%</b>
Civilian Jobs	537	537	537	703	1,348	811	151%
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>192</b>	<b>192</b>	<b>192</b>	<b>192</b>	<b>192</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>184</b>	<b>184</b>	<b>184</b>	<b>187</b>	<b>192</b>	<b>9</b>	<b>5%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	94	94	94	93	88	-6	-6%
Multiple Family	33	33	33	32	32	-1	-2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	5	29	29	--
Industrial	3	3	3	2	2	-1	-30%
Commercial/Services	16	16	16	15	5	-11	-70%
Office	2	2	2	2	0	-2	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	36	36	36	36	36	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	-13%
<b>Vacant Developable Acres</b>	<b>9</b>	<b>9</b>	<b>8</b>	<b>5</b>	<b>0</b>	<b>-9</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	0	0	0	0	0	0	-100%
Mixed Use	7	7	7	5	0	-7	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-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>26.1</b>	<b>26.1</b>	<b>26.1</b>	<b>32.3</b>	<b>63.7</b>	<b>37.6</b>	<b>144%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.5</b>	<b>10.5</b>	<b>10.5</b>	<b>10.3</b>	<b>16.6</b>	<b>6.1</b>	<b>58%</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).