

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 189.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,967</b>	<b>4,881</b>	<b>5,033</b>	<b>5,716</b>	<b>6,010</b>	<b>1,043</b>	<b>21%</b>
Household Population	4,865	4,749	4,838	5,428	5,673	808	17%
Group Quarters Population	102	132	195	288	337	235	230%
Civilian	102	132	195	288	337	235	230%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,706</b>	<b>1,706</b>	<b>1,706</b>	<b>1,877</b>	<b>1,945</b>	<b>239</b>	<b>14%</b>
Single Family	1,195	1,195	1,195	1,356	1,385	190	16%
Multiple Family	382	382	382	392	431	49	13%
Mobile Homes	129	129	129	129	129	0	0%
<b>Occupied Housing Units</b>	<b>1,627</b>	<b>1,585</b>	<b>1,594</b>	<b>1,763</b>	<b>1,833</b>	<b>206</b>	<b>13%</b>
Single Family	1,145	1,134	1,135	1,293	1,325	180	16%
Multiple Family	368	337	344	354	392	24	7%
Mobile Homes	114	114	115	116	116	2	2%
<b>Vacancy Rate</b>	<b>4.6%</b>	<b>7.1%</b>	<b>6.6%</b>	<b>6.1%</b>	<b>5.8%</b>	<b>1.2</b>	<b>26%</b>
Single Family	4.2%	5.1%	5.0%	4.6%	4.3%	0.1	2%
Multiple Family	3.7%	11.8%	9.9%	9.7%	9.0%	5.3	143%
Mobile Homes	11.6%	11.6%	10.9%	10.1%	0.0%	-11.6	-100%
<b>Persons per Household</b>	<b>2.99</b>	<b>3.00</b>	<b>3.04</b>	<b>3.08</b>	<b>3.09</b>	<b>0.10</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	205	177	161	150	143	-62	-30%
\$15,000-\$29,999	299	264	255	243	234	-65	-22%
\$30,000-\$44,999	294	280	280	278	272	-22	-7%
\$45,000-\$59,999	228	208	208	213	213	-15	-7%
\$60,000-\$74,999	197	176	176	179	180	-17	-9%
\$75,000-\$99,999	162	152	151	174	182	20	12%
\$100,000-\$124,999	113	130	130	152	161	48	42%
\$125,000-\$149,999	68	101	115	142	150	82	121%
\$150,000-\$199,999	37	73	93	153	176	139	376%
\$200,000 or more	24	24	25	79	122	98	408%
Total Households	1,627	1,585	1,594	1,763	1,833	206	13%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$46,020	\$50,156	\$52,284	\$59,824	\$64,542	\$18,522	40%

**\*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.

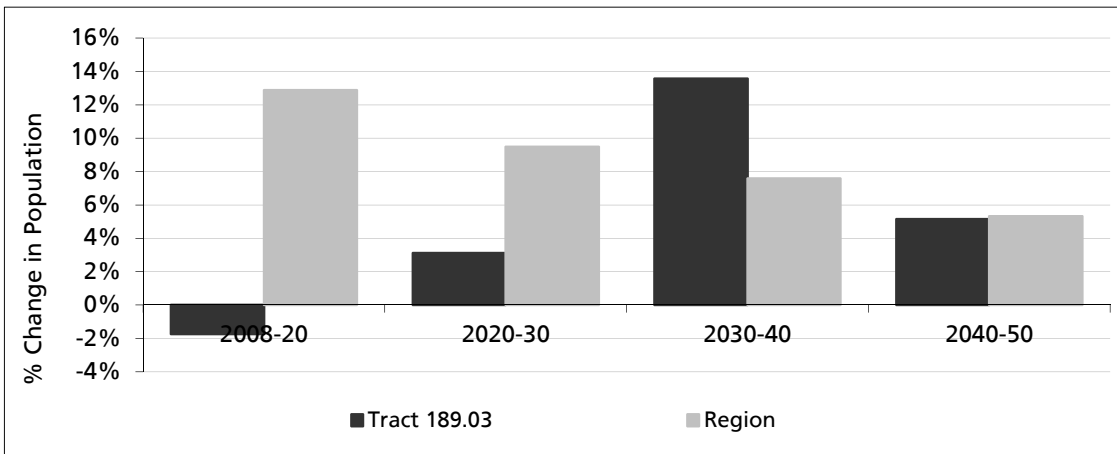
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,967</b>	<b>4,881</b>	<b>5,033</b>	<b>5,716</b>	<b>6,010</b>	<b>1,043</b>	<b>21%</b>
Under 5	335	304	300	336	333	-2	-1%
5 to 9	323	327	313	358	360	37	11%
10 to 14	363	380	361	400	420	57	16%
15 to 17	277	248	246	266	281	4	1%
18 to 19	201	156	163	172	182	-19	-9%
20 to 24	409	341	393	422	440	31	8%
25 to 29	385	411	408	449	454	69	18%
30 to 34	348	322	293	386	390	42	12%
35 to 39	338	291	331	363	410	72	21%
40 to 44	318	300	303	301	380	62	19%
45 to 49	298	273	251	313	330	32	11%
50 to 54	298	269	257	292	273	-25	-8%
55 to 59	228	252	237	237	286	58	25%
60 to 61	95	102	92	91	105	10	11%
62 to 64	126	173	157	174	178	52	41%
65 to 69	173	250	274	277	249	76	44%
70 to 74	127	181	234	269	280	153	120%
75 to 79	118	124	194	272	296	178	151%
80 to 84	91	70	109	147	134	43	47%
85 and over	116	107	117	191	229	113	97%
Median Age	32.7	34.2	35.6	36.0	36.8	4.1	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,967</b>	<b>4,881</b>	<b>5,033</b>	<b>5,716</b>	<b>6,010</b>	<b>1,043</b>	<b>21%</b>
Hispanic	2,305	2,668	3,024	3,677	4,103	1,798	78%
Non-Hispanic	2,662	2,213	2,009	2,039	1,907	-755	-28%
White	2,383	1,945	1,738	1,739	1,598	-785	-33%
Black	71	68	65	67	65	-6	-8%
American Indian	21	16	12	12	10	-11	-52%
Asian	47	54	63	77	86	39	83%
Hawaiian / Pacific Islander	11	11	9	9	9	-2	-18%
Other	12	10	10	10	10	-2	-17%
Two or More Races	117	109	112	125	129	12	10%

## GROWTH TRENDS IN TOTAL POPULATION



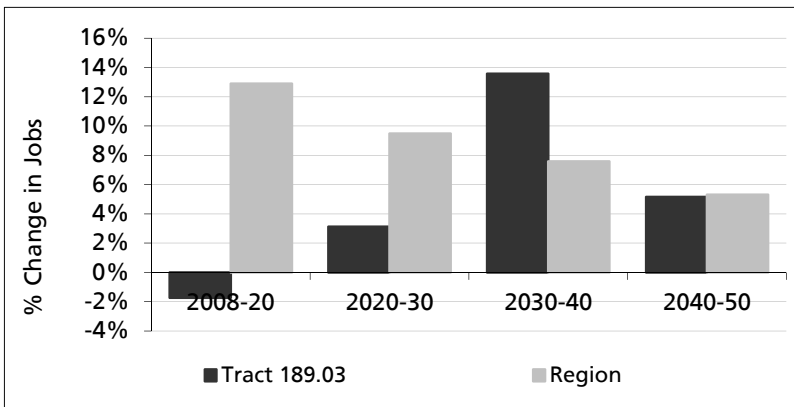
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>346</b>	<b>346</b>	<b>346</b>	<b>355</b>	<b>385</b>	<b>39</b>	<b>11%</b>
Civilian Jobs	346	346	346	355	385	39	11%
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>1,714</b>	<b>1,714</b>	<b>1,714</b>	<b>1,714</b>	<b>1,714</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,522</b>	<b>1,523</b>	<b>58</b>	<b>4%</b>
Low Density Single Family	679	664	664	664	674	-5	-1%
Single Family	321	336	336	412	412	91	28%
Multiple Family	19	19	19	19	19	0	0%
Mobile Homes	14	14	14	14	14	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	1	3	3	--
Industrial	7	7	7	7	7	0	0%
Commercial/Services	23	23	23	22	21	-2	-8%
Office	2	2	2	2	2	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	58	58	58	58	58	0	0%
Agricultural and Extractive <sup>2</sup>	108	108	108	90	80	-28	-26%
Parks and Military Use	233	233	233	233	233	0	0%
<b>Vacant Developable Acres</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>182</b>	<b>181</b>	<b>-58</b>	<b>-24%</b>
Low Density Single Family	180	180	180	180	180	0	0%
Single Family	58	58	58	1	1	-57	-99%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	1	1	1	0	-1	-75%
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>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>10.9</b>	<b>10.9</b>	<b>10.9</b>	<b>11.3</b>	<b>12.4</b>	<b>1.5</b>	<b>13%</b>
<b>Residential Density<sup>4</sup></b>	<b>1.6</b>	<b>1.6</b>	<b>1.6</b>	<b>1.7</b>	<b>1.7</b>	<b>0.1</b>	<b>5%</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).