

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 219.00**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,324</b>	<b>5,076</b>	<b>8,650</b>	<b>11,296</b>	<b>15,329</b>	<b>11,005</b>	<b>255%</b>
Household Population	1,714	1,555	5,102	7,709	11,719	10,005	584%
Group Quarters Population	2,610	3,521	3,548	3,587	3,610	1,000	38%
Civilian	33	49	76	115	138	105	318%
Military	2,577	3,472	3,472	3,472	3,472	895	35%
<b>Total Housing Units</b>	<b>510</b>	<b>523</b>	<b>1,538</b>	<b>2,246</b>	<b>3,425</b>	<b>2,915</b>	<b>572%</b>
Single Family	397	390	377	267	329	-68	-17%
Multiple Family	113	133	1,161	1,979	3,096	2,983	2640%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>504</b>	<b>451</b>	<b>1,448</b>	<b>2,171</b>	<b>3,309</b>	<b>2,805</b>	<b>557%</b>
Single Family	393	330	324	241	303	-90	-23%
Multiple Family	111	121	1,124	1,930	3,006	2,895	2608%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>1.2%</b>	<b>13.8%</b>	<b>5.9%</b>	<b>3.3%</b>	<b>3.4%</b>	<b>2.2</b>	<b>183%</b>
Single Family	1.0%	15.4%	14.1%	9.7%	7.9%	6.9	690%
Multiple Family	1.8%	9.0%	3.2%	2.5%	2.9%	1.1	61%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.40</b>	<b>3.45</b>	<b>3.52</b>	<b>3.55</b>	<b>3.54</b>	<b>0.14</b>	<b>4%</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	114	101	108	57	61	-53	-46%
\$15,000-\$29,999	150	138	166	140	196	46	31%
\$30,000-\$44,999	125	83	173	228	317	192	154%
\$45,000-\$59,999	34	19	178	295	438	404	1188%
\$60,000-\$74,999	29	25	160	292	442	413	1424%
\$75,000-\$99,999	29	58	335	517	778	749	2583%
\$100,000-\$124,999	15	17	168	323	525	510	3400%
\$125,000-\$149,999	8	8	77	152	246	238	2975%
\$150,000-\$199,999	0	2	56	108	190	190	0%
\$200,000 or more	0	0	27	59	116	116	0%
Total Households	504	451	1,448	2,171	3,309	2,805	557%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$28,800	\$28,533	\$69,281	\$78,554	\$81,443	\$52,643	183%

**\*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.

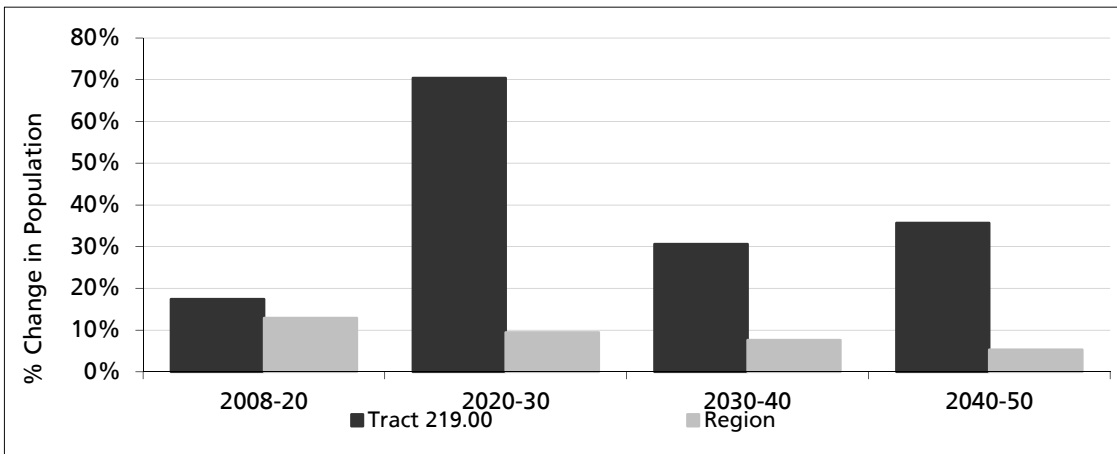
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,324</b>	<b>5,076</b>	<b>8,650</b>	<b>11,296</b>	<b>15,329</b>	<b>11,005</b>	<b>255%</b>
Under 5	220	213	323	399	593	373	170%
5 to 9	201	212	307	384	615	414	206%
10 to 14	178	205	348	429	595	417	234%
15 to 17	94	118	212	303	414	320	340%
18 to 19	501	600	1,052	1,390	1,883	1,382	276%
20 to 24	1,591	1,927	3,387	4,529	5,918	4,327	272%
25 to 29	463	538	899	1,110	1,499	1,036	224%
30 to 34	290	335	598	790	1,094	804	277%
35 to 39	241	270	431	563	710	469	195%
40 to 44	126	142	188	243	317	191	152%
45 to 49	127	158	268	330	471	344	271%
50 to 54	55	75	152	231	311	256	465%
55 to 59	50	61	65	53	55	5	10%
60 to 61	20	24	26	21	20	0	0%
62 to 64	18	19	56	98	182	164	911%
65 to 69	48	61	124	162	197	149	310%
70 to 74	42	47	52	61	109	67	160%
75 to 79	26	28	33	39	78	52	200%
80 to 84	17	26	112	144	219	202	1188%
85 and over	16	17	17	17	49	33	206%
Median Age	23.0	23.1	23.1	23.0	23.0	0.0	0%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,324</b>	<b>5,076</b>	<b>8,650</b>	<b>11,296</b>	<b>15,329</b>	<b>11,005</b>	<b>255%</b>
Hispanic	2,014	2,313	3,891	4,979	7,017	5,003	248%
Non-Hispanic	2,310	2,763	4,759	6,317	8,312	6,002	260%
White	1,422	1,700	2,961	3,954	5,204	3,782	266%
Black	505	602	1,030	1,381	1,844	1,339	265%
American Indian	55	73	139	176	222	167	304%
Asian	229	267	438	556	720	491	214%
Hawaiian / Pacific Islander	16	16	15	15	15	-1	-6%
Other	12	17	42	61	87	75	625%
Two or More Races	71	88	134	174	220	149	210%

## GROWTH TRENDS IN TOTAL POPULATION



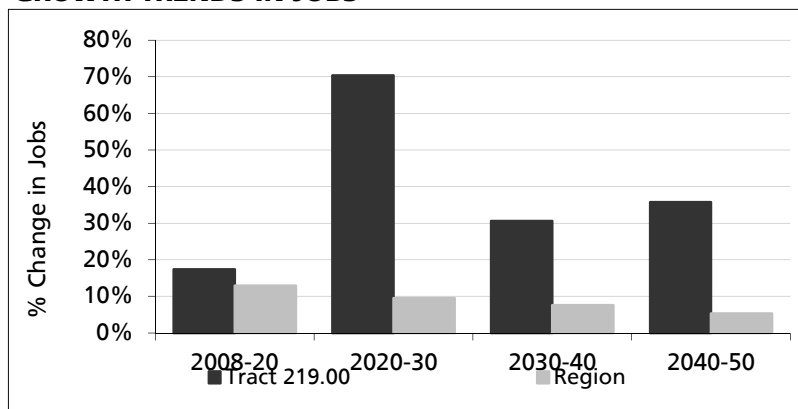
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>15,716</b>	<b>15,818</b>	<b>16,300</b>	<b>17,554</b>	<b>17,999</b>	<b>2,283</b>	<b>15%</b>
Civilian Jobs	8,033	8,135	8,617	9,871	10,316	2,283	28%
Military Jobs	7,683	7,683	7,683	7,683	7,683	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>3,068</b>	<b>3,068</b>	<b>3,068</b>	<b>3,068</b>	<b>3,068</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>3,028</b>	<b>3,029</b>	<b>3,032</b>	<b>3,038</b>	<b>3,044</b>	<b>15</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	29	28	27	14	15	-14	-47%
Multiple Family	2	2	2	1	1	-1	-73%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	18	48	62	62	--
Industrial	508	508	504	487	474	-34	-7%
Commercial/Services	88	86	78	85	90	1	2%
Office	10	10	10	10	10	0	-1%
Schools	9	9	9	9	9	0	-3%
Roads and Freeways	385	385	385	384	384	-1	0%
Agricultural and Extractive <sup>2</sup>	214	214	214	214	214	0	0%
Parks and Military Use	1,784	1,784	1,785	1,786	1,786	1	0%
<b>Vacant Developable Acres</b>	<b>35</b>	<b>35</b>	<b>32</b>	<b>26</b>	<b>20</b>	<b>-15</b>	<b>-43%</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	0%
Mixed Use	6	6	5	4	1	-6	-92%
Industrial	2	2	2	1	1	-1	-46%
Commercial/Services	25	25	24	21	18	-7	-26%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>13.1</b>	<b>13.2</b>	<b>14.1</b>	<b>16.1</b>	<b>16.8</b>	<b>3.8</b>	<b>29%</b>
<b>Residential Density<sup>4</sup></b>	<b>16.7</b>	<b>16.7</b>	<b>40.6</b>	<b>58.0</b>	<b>73.3</b>	<b>56.5</b>	<b>338%</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).