

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 192.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,697</b>	<b>2,855</b>	<b>3,042</b>	<b>3,150</b>	<b>3,233</b>	<b>536</b>	<b>20%</b>
Household Population	2,651	2,798	2,970	3,048	3,119	468	18%
Group Quarters Population	46	57	72	102	114	68	148%
Civilian	46	57	72	102	114	68	148%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>955</b>	<b>1,041</b>	<b>1,083</b>	<b>1,096</b>	<b>1,109</b>	<b>154</b>	<b>16%</b>
Single Family	887	977	1,019	1,033	1,033	146	16%
Multiple Family	40	40	40	40	54	14	35%
Mobile Homes	28	24	24	23	22	-6	-21%
<b>Occupied Housing Units</b>	<b>908</b>	<b>957</b>	<b>1,003</b>	<b>1,011</b>	<b>1,026</b>	<b>118</b>	<b>13%</b>
Single Family	842	903	948	957	960	118	14%
Multiple Family	40	36	37	37	50	10	25%
Mobile Homes	26	18	18	17	16	-10	-38%
<b>Vacancy Rate</b>	<b>4.9%</b>	<b>8.1%</b>	<b>7.4%</b>	<b>7.8%</b>	<b>7.5%</b>	<b>2.6</b>	<b>53%</b>
Single Family	5.1%	7.6%	7.0%	7.4%	7.1%	2.0	39%
Multiple Family	0.0%	10.0%	7.5%	7.5%	7.4%	7.4	0%
Mobile Homes	7.1%	25.0%	25.0%	26.1%	0.0%	-7.1	-100%
<b>Persons per Household</b>	<b>2.92</b>	<b>2.92</b>	<b>2.96</b>	<b>3.01</b>	<b>3.04</b>	<b>0.12</b>	<b>4%</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.

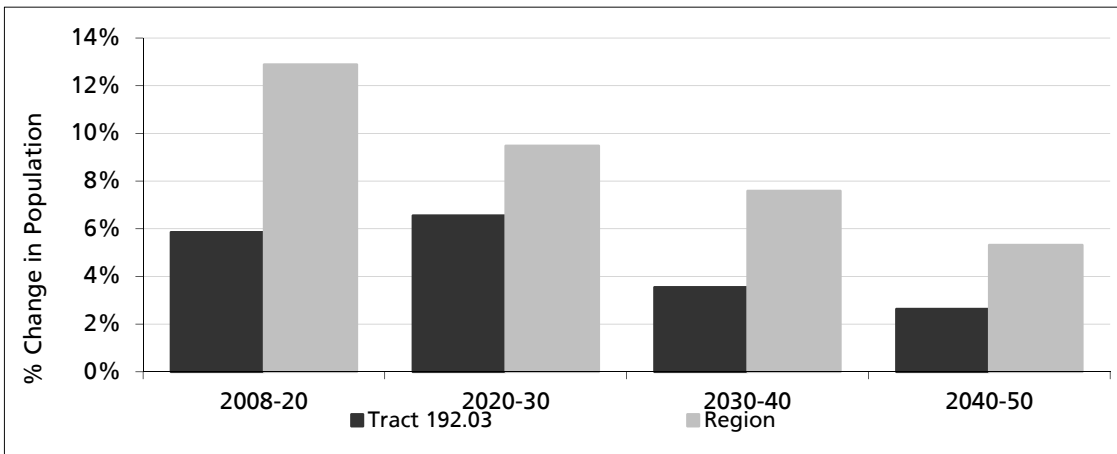
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,697</b>	<b>2,855</b>	<b>3,042</b>	<b>3,150</b>	<b>3,233</b>	<b>536</b>	<b>20%</b>
Under 5	206	231	255	281	268	62	30%
5 to 9	277	293	319	348	348	71	26%
10 to 14	192	218	243	246	244	52	27%
15 to 17	156	175	189	189	200	44	28%
18 to 19	86	93	95	87	110	24	28%
20 to 24	236	210	253	262	252	16	7%
25 to 29	152	187	210	238	229	77	51%
30 to 34	147	158	156	178	163	16	11%
35 to 39	159	135	178	170	182	23	14%
40 to 44	136	125	143	118	136	0	0%
45 to 49	184	101	74	72	86	-98	-53%
50 to 54	177	142	93	106	115	-62	-35%
55 to 59	87	110	88	86	126	39	45%
60 to 61	31	26	15	13	23	-8	-26%
62 to 64	69	96	73	47	52	-17	-25%
65 to 69	119	185	162	126	90	-29	-24%
70 to 74	90	155	190	167	160	70	78%
75 to 79	94	116	176	202	183	89	95%
80 to 84	42	36	59	83	76	34	81%
85 and over	57	63	71	131	190	133	233%
Median Age	31.5	30.6	29.0	28.4	29.2	-2.3	-7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,697</b>	<b>2,855</b>	<b>3,042</b>	<b>3,150</b>	<b>3,233</b>	<b>536</b>	<b>20%</b>
Hispanic	771	1,080	1,382	1,511	1,622	851	110%
Non-Hispanic	1,926	1,775	1,660	1,639	1,611	-315	-16%
White	1,607	1,451	1,325	1,231	1,132	-475	-30%
Black	73	77	81	96	106	33	45%
American Indian	27	17	10	16	13	-14	-52%
Asian	99	104	110	138	170	71	72%
Hawaiian / Pacific Islander	14	21	28	24	28	14	100%
Other	16	20	22	27	30	14	88%
Two or More Races	90	85	84	107	132	42	47%

## GROWTH TRENDS IN TOTAL POPULATION



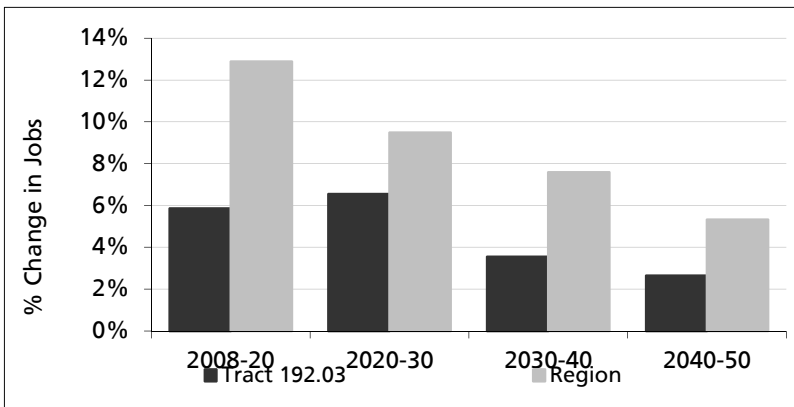
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	359	359	359	359	359	0	0%
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>941</b>	<b>941</b>	<b>941</b>	<b>941</b>	<b>941</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>804</b>	<b>886</b>	<b>923</b>	<b>930</b>	<b>930</b>	<b>126</b>	<b>16%</b>
Low Density Single Family	326	431	443	447	447	121	37%
Single Family	331	359	384	387	387	56	17%
Multiple Family	3	3	3	3	4	1	33%
Mobile Homes	6	6	6	6	6	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	9	9	9	9	9	0	0%
Office	2	2	2	2	2	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	57	57	57	57	57	0	0%
Agricultural and Extractive <sup>2</sup>	53	2	2	2	1	-53	-99%
Parks and Military Use	15	15	15	15	15	0	0%
<b>Vacant Developable Acres</b>	<b>133</b>	<b>52</b>	<b>14</b>	<b>7</b>	<b>7</b>	<b>-126</b>	<b>-94%</b>
Low Density Single Family	84	21	9	5	5	-79	-94%
Single Family	49	30	5	2	2	-47	-96%
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>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>32.4</b>	<b>32.4</b>	<b>32.4</b>	<b>32.4</b>	<b>32.4</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>1.4</b>	<b>1.3</b>	<b>1.3</b>	<b>1.3</b>	<b>1.3</b>	<b>-0.1</b>	<b>-8%</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).