

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 97.05**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,439</b>	<b>4,658</b>	<b>4,620</b>	<b>5,281</b>	<b>5,743</b>	<b>2,304</b>	<b>67%</b>
Household Population	3,439	4,658	4,620	5,281	5,743	2,304	67%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,423</b>	<b>1,959</b>	<b>1,959</b>	<b>2,248</b>	<b>2,435</b>	<b>1,012</b>	<b>71%</b>
Single Family	1,091	1,097	1,097	1,145	1,249	158	14%
Multiple Family	332	862	862	1,103	1,186	854	257%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,386</b>	<b>1,884</b>	<b>1,891</b>	<b>2,176</b>	<b>2,362</b>	<b>976</b>	<b>70%</b>
Single Family	1,058	1,049	1,054	1,104	1,208	150	14%
Multiple Family	328	835	837	1,072	1,154	826	252%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.6%</b>	<b>3.8%</b>	<b>3.5%</b>	<b>3.2%</b>	<b>3.0%</b>	<b>0.4</b>	<b>15%</b>
Single Family	3.0%	4.4%	3.9%	3.6%	3.3%	0.3	10%
Multiple Family	1.2%	3.1%	2.9%	2.8%	2.7%	1.5	125%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.48</b>	<b>2.47</b>	<b>2.44</b>	<b>2.43</b>	<b>2.43</b>	<b>-0.05</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	49	51	49	48	47	-2	-4%
\$15,000-\$29,999	125	122	110	100	95	-30	-24%
\$30,000-\$44,999	209	228	222	225	219	10	5%
\$45,000-\$59,999	145	233	233	251	252	107	74%
\$60,000-\$74,999	201	215	215	241	245	44	22%
\$75,000-\$99,999	270	386	388	439	462	192	71%
\$100,000-\$124,999	126	251	256	322	357	231	183%
\$125,000-\$149,999	89	152	163	205	237	148	166%
\$150,000-\$199,999	65	160	165	220	277	212	326%
\$200,000 or more	107	86	90	125	171	64	60%
Total Households	1,386	1,884	1,891	2,176	2,362	976	70%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$72,313	\$81,023	\$82,506	\$87,699	\$92,478	\$20,165	28%

**\*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.

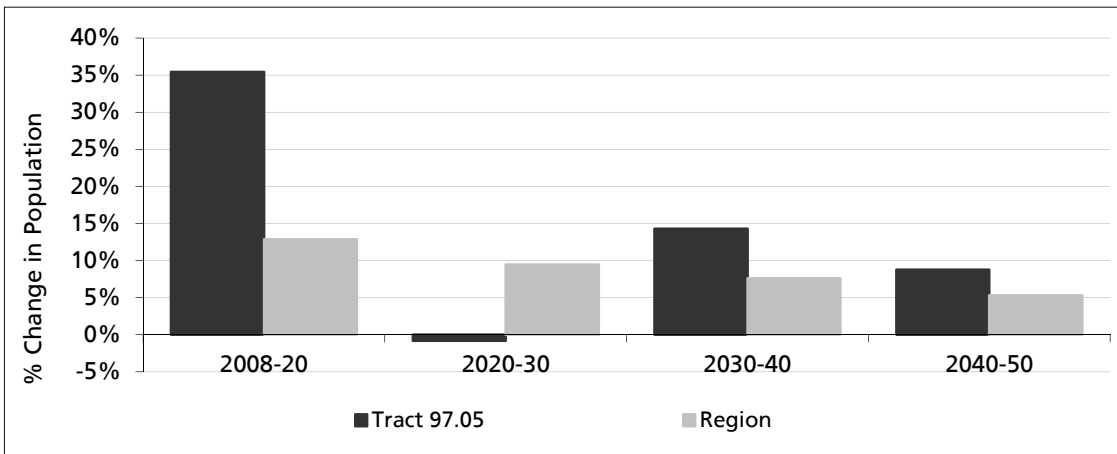
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,439</b>	<b>4,658</b>	<b>4,620</b>	<b>5,281</b>	<b>5,743</b>	<b>2,304</b>	<b>67%</b>
Under 5	138	153	140	153	166	28	20%
5 to 9	174	216	199	219	241	67	39%
10 to 14	175	221	189	211	235	60	34%
15 to 17	101	115	91	105	120	19	19%
18 to 19	62	69	55	64	74	12	19%
20 to 24	155	189	173	184	211	56	36%
25 to 29	159	239	211	215	246	87	55%
30 to 34	190	218	194	217	220	30	16%
35 to 39	211	198	211	223	218	7	3%
40 to 44	232	249	244	259	286	54	23%
45 to 49	289	301	234	317	355	66	23%
50 to 54	244	277	225	281	308	64	26%
55 to 59	212	309	243	232	315	103	49%
60 to 61	96	149	117	107	146	50	52%
62 to 64	121	243	203	209	239	118	98%
65 to 69	156	344	360	347	344	188	121%
70 to 74	183	411	492	487	474	291	159%
75 to 79	216	342	486	586	534	318	147%
80 to 84	188	225	357	522	535	347	185%
85 and over	137	190	196	343	476	339	247%
Median Age	47.1	52.9	58.0	59.1	58.0	10.9	23%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,439</b>	<b>4,658</b>	<b>4,620</b>	<b>5,281</b>	<b>5,743</b>	<b>2,304</b>	<b>67%</b>
Hispanic	389	647	703	875	1,028	639	164%
Non-Hispanic	3,050	4,011	3,917	4,406	4,715	1,665	55%
White	2,581	3,310	3,164	3,494	3,687	1,106	43%
Black	126	201	225	276	313	187	148%
American Indian	12	20	21	23	23	11	92%
Asian	158	229	242	295	334	176	111%
Hawaiian / Pacific Islander	20	35	38	45	50	30	150%
Other	25	35	35	42	49	24	96%
Two or More Races	128	181	192	231	259	131	102%

## GROWTH TRENDS IN TOTAL POPULATION



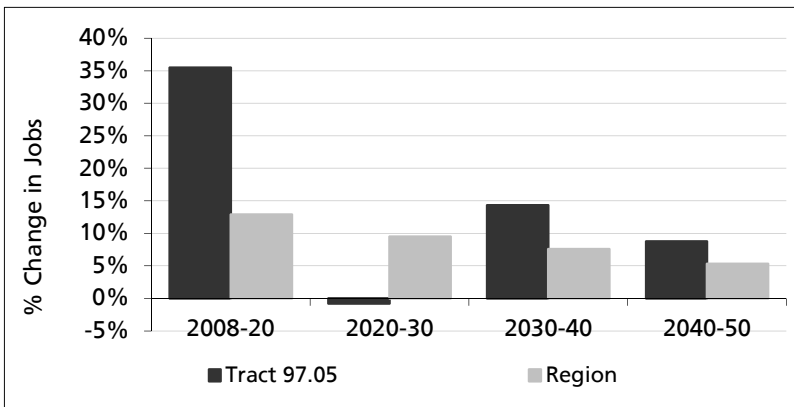
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>292</b>	<b>292</b>	<b>292</b>	<b>292</b>	<b>292</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	292	292	292	292	292	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>588</b>	<b>588</b>	<b>588</b>	<b>588</b>	<b>588</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>550</b>	<b>588</b>	<b>588</b>	<b>588</b>	<b>588</b>	<b>37</b>	<b>7%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	272	272	272	272	272	1	0%
Multiple Family	17	53	53	53	57	40	235%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	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	6	6	6	6	3	-3	-50%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	119	119	119	119	119	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	126	126	126	126	126	0	0%
<b>Vacant Developable Acres</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-37</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
Multiple Family	36	0	0	0	0	-36	-100%
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>17.3</b>	<b>17.3</b>	<b>17.3</b>	<b>17.3</b>	<b>21.5</b>	<b>4.1</b>	<b>24%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.9</b>	<b>6.0</b>	<b>6.0</b>	<b>6.9</b>	<b>7.4</b>	<b>2.5</b>	<b>50%</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).