

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 91.04**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,616</b>	<b>2,657</b>	<b>3,202</b>	<b>3,393</b>	<b>3,403</b>	<b>787</b>	<b>30%</b>
Household Population	2,616	2,657	3,202	3,393	3,403	787	30%
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>1,166</b>	<b>1,178</b>	<b>1,384</b>	<b>1,459</b>	<b>1,459</b>	<b>293</b>	<b>25%</b>
Single Family	1,118	1,130	1,130	1,175	1,175	57	5%
Multiple Family	48	48	254	284	284	236	492%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,116</b>	<b>1,106</b>	<b>1,310</b>	<b>1,390</b>	<b>1,395</b>	<b>279</b>	<b>25%</b>
Single Family	1,068	1,070	1,079	1,128	1,133	65	6%
Multiple Family	48	36	231	262	262	214	446%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.3%</b>	<b>6.1%</b>	<b>5.3%</b>	<b>4.7%</b>	<b>4.4%</b>	<b>0.1</b>	<b>2%</b>
Single Family	4.5%	5.3%	4.5%	4.0%	3.6%	-0.9	-20%
Multiple Family	0.0%	25.0%	9.1%	7.7%	7.7%	7.7	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.34</b>	<b>2.40</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	<b>0.10</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	74	59	48	38	30	-44	-59%
\$15,000-\$29,999	154	126	113	100	94	-60	-39%
\$30,000-\$44,999	119	114	117	108	104	-15	-13%
\$45,000-\$59,999	157	154	168	166	164	7	4%
\$60,000-\$74,999	139	124	155	161	157	18	13%
\$75,000-\$99,999	190	242	327	390	402	212	112%
\$100,000-\$124,999	115	127	161	186	196	81	70%
\$125,000-\$149,999	67	68	81	82	82	15	22%
\$150,000-\$199,999	44	55	80	84	84	40	91%
\$200,000 or more	57	37	60	75	82	25	44%
Total Households	1,116	1,106	1,310	1,390	1,395	279	25%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$65,827	\$72,097	\$79,128	\$82,821	\$84,235	\$18,408	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.

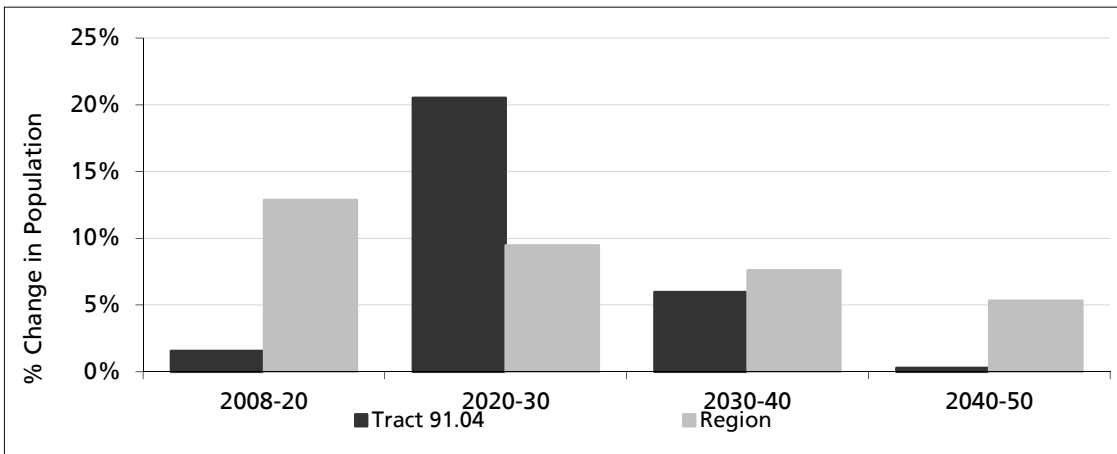
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,616</b>	<b>2,657</b>	<b>3,202</b>	<b>3,393</b>	<b>3,403</b>	<b>787</b>	<b>30%</b>
Under 5	52	46	51	49	46	-6	-12%
5 to 9	107	102	112	113	109	2	2%
10 to 14	151	150	160	166	165	14	9%
15 to 17	101	88	91	96	93	-8	-8%
18 to 19	51	47	48	47	45	-6	-12%
20 to 24	133	122	146	141	143	10	8%
25 to 29	90	104	120	114	123	33	37%
30 to 34	70	66	70	74	70	0	0%
35 to 39	147	109	149	148	139	-8	-5%
40 to 44	231	176	221	211	220	-11	-5%
45 to 49	244	182	168	215	217	-27	-11%
50 to 54	230	195	188	207	200	-30	-13%
55 to 59	193	209	203	183	224	31	16%
60 to 61	99	129	130	116	145	46	46%
62 to 64	93	138	144	140	141	48	52%
65 to 69	133	226	309	304	286	153	115%
70 to 74	120	197	272	233	192	72	60%
75 to 79	132	147	263	303	263	131	99%
80 to 84	114	99	192	259	244	130	114%
85 and over	125	125	165	274	338	213	170%
Median Age	48.6	53.5	56.9	58.2	57.9	9.3	19%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,616</b>	<b>2,657</b>	<b>3,202</b>	<b>3,393</b>	<b>3,403</b>	<b>787</b>	<b>30%</b>
Hispanic	327	441	620	770	889	562	172%
Non-Hispanic	2,289	2,216	2,582	2,623	2,514	225	10%
White	2,067	1,964	2,259	2,256	2,120	53	3%
Black	25	28	37	43	46	21	84%
American Indian	5	5	5	5	5	0	0%
Asian	135	158	200	228	244	109	81%
Hawaiian / Pacific Islander	3	3	3	3	3	0	0%
Other	6	6	6	6	6	0	0%
Two or More Races	48	52	72	82	90	42	88%

## GROWTH TRENDS IN TOTAL POPULATION



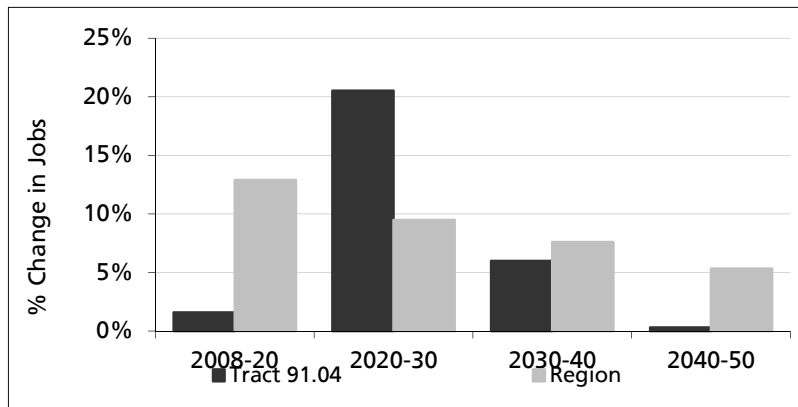
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>795</b>	<b>795</b>	<b>795</b>	<b>804</b>	<b>804</b>	<b>9</b>	<b>1%</b>
Civilian Jobs	795	795	795	804	804	9	1%
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>427</b>	<b>427</b>	<b>427</b>	<b>427</b>	<b>427</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>426</b>	<b>427</b>	<b>427</b>	<b>427</b>	<b>427</b>	<b>2</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	212	214	214	214	214	2	1%
Multiple Family	1	1	1	1	1	0	-25%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	9	10	10	10	--
Industrial	10	10	10	10	10	0	0%
Commercial/Services	22	22	13	13	13	-10	-43%
Office	0	0	0	0	0	0	0%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	93	93	93	93	93	0	0%
<b>Vacant Developable Acres</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-2</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
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>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>20.5</b>	<b>20.5</b>	<b>23.0</b>	<b>23.6</b>	<b>23.6</b>	<b>3.1</b>	<b>15%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.5</b>	<b>5.5</b>	<b>6.3</b>	<b>6.6</b>	<b>6.6</b>	<b>1.2</b>	<b>22%</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).