

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 97.06**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,774</b>	<b>7,000</b>	<b>7,010</b>	<b>6,998</b>	<b>7,329</b>	<b>555</b>	<b>8%</b>
Household Population	6,751	6,956	6,935	6,892	7,193	442	7%
Group Quarters Population	23	44	75	106	136	113	491%
Civilian	23	44	75	106	136	113	491%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,969</b>	<b>3,025</b>	<b>3,036</b>	<b>3,036</b>	<b>3,157</b>	<b>188</b>	<b>6%</b>
Single Family	2,508	2,564	2,575	2,575	2,575	67	3%
Multiple Family	461	461	461	461	582	121	26%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,764</b>	<b>2,873</b>	<b>2,902</b>	<b>2,902</b>	<b>3,028</b>	<b>264</b>	<b>10%</b>
Single Family	2,426	2,435	2,463	2,466	2,472	46	2%
Multiple Family	338	438	439	436	556	218	64%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.9%</b>	<b>5.0%</b>	<b>4.4%</b>	<b>4.4%</b>	<b>4.1%</b>	<b>-2.8</b>	<b>-41%</b>
Single Family	3.3%	5.0%	4.3%	4.2%	4.0%	0.7	21%
Multiple Family	26.7%	5.0%	4.8%	5.4%	4.5%	-22.2	-83%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.44</b>	<b>2.42</b>	<b>2.39</b>	<b>2.37</b>	<b>2.38</b>	<b>-0.06</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	154	141	127	115	107	-47	-31%
\$15,000-\$29,999	281	267	255	247	239	-42	-15%
\$30,000-\$44,999	328	327	321	316	316	-12	-4%
\$45,000-\$59,999	255	282	282	282	293	38	15%
\$60,000-\$74,999	351	349	349	349	359	8	2%
\$75,000-\$99,999	365	411	413	413	438	73	20%
\$100,000-\$124,999	289	359	375	386	416	127	44%
\$125,000-\$149,999	190	203	226	236	245	55	29%
\$150,000-\$199,999	247	284	297	299	337	90	36%
\$200,000 or more	304	250	257	259	278	-26	-9%
Total Households	2,764	2,873	2,902	2,902	3,028	264	10%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$75,890	\$79,288	\$82,082	\$83,596	\$86,416	\$10,526	14%

**\*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.

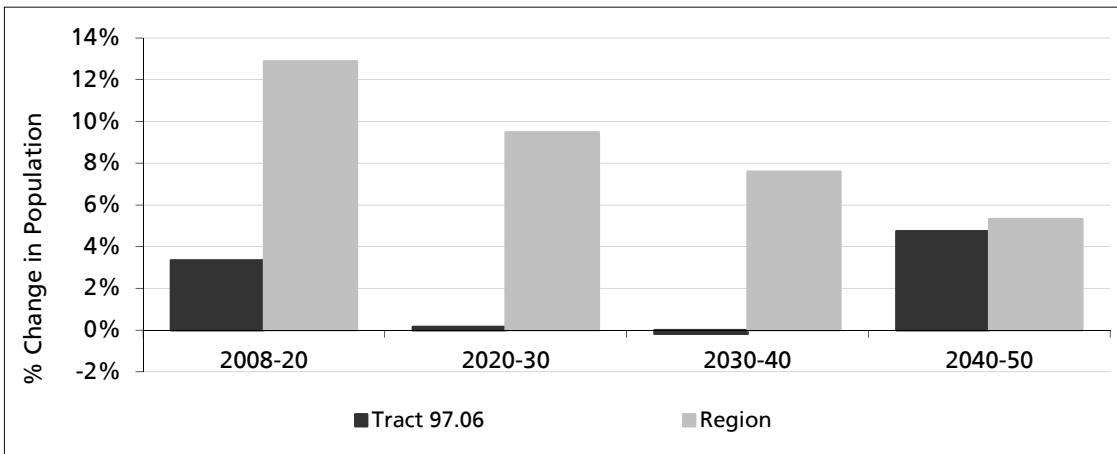
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,774</b>	<b>7,000</b>	<b>7,010</b>	<b>6,998</b>	<b>7,329</b>	<b>555</b>	<b>8%</b>
Under 5	232	190	170	159	161	-71	-31%
5 to 9	215	173	165	158	169	-46	-21%
10 to 14	281	265	223	223	246	-35	-12%
15 to 17	221	188	156	156	170	-51	-23%
18 to 19	150	121	94	95	105	-45	-30%
20 to 24	373	320	305	287	324	-49	-13%
25 to 29	287	306	276	253	282	-5	-2%
30 to 34	284	248	215	215	211	-73	-26%
35 to 39	278	192	209	196	189	-89	-32%
40 to 44	335	252	259	236	252	-83	-25%
45 to 49	464	349	271	317	342	-122	-26%
50 to 54	536	446	351	374	390	-146	-27%
55 to 59	503	525	398	333	436	-67	-13%
60 to 61	213	241	188	154	211	-2	-1%
62 to 64	300	426	343	300	339	39	13%
65 to 69	507	818	837	694	647	140	28%
70 to 74	459	761	904	762	703	244	53%
75 to 79	439	515	761	838	752	313	71%
80 to 84	360	319	516	658	615	255	71%
85 and over	337	345	369	590	785	448	133%
Median Age	52.5	59.3	64.0	65.3	63.6	11.1	21%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,774</b>	<b>7,000</b>	<b>7,010</b>	<b>6,998</b>	<b>7,329</b>	<b>555</b>	<b>8%</b>
Hispanic	596	764	841	919	1,042	446	75%
Non-Hispanic	6,178	6,236	6,169	6,079	6,287	109	2%
White	5,360	5,302	5,151	4,995	5,100	-260	-5%
Black	202	248	282	303	333	131	65%
American Indian	15	17	18	18	18	3	20%
Asian	387	434	468	500	548	161	42%
Hawaiian / Pacific Islander	14	18	18	18	20	6	43%
Other	6	6	5	4	4	-2	-33%
Two or More Races	194	211	227	241	264	70	36%

## GROWTH TRENDS IN TOTAL POPULATION



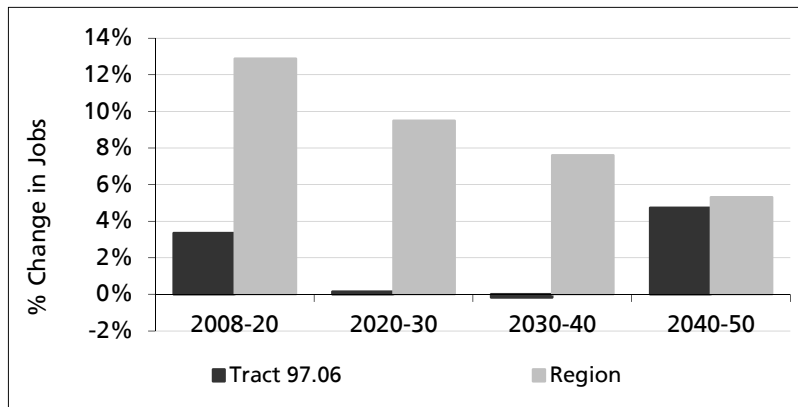
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,262</b>	<b>1,262</b>	<b>1,262</b>	<b>1,262</b>	<b>1,269</b>	<b>7</b>	<b>1%</b>
Civilian Jobs	1,262	1,262	1,262	1,262	1,269	7	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>1,573</b>	<b>1,573</b>	<b>1,573</b>	<b>1,573</b>	<b>1,573</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,565</b>	<b>1,572</b>	<b>1,573</b>	<b>1,573</b>	<b>1,573</b>	<b>8</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	614	621	622	622	622	8	1%
Multiple Family	17	17	17	17	17	0	0%
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	50	50	50	50	50	0	0%
Commercial/Services	86	86	86	86	86	0	0%
Office	4	4	4	4	4	0	0%
Schools	68	68	68	68	68	0	0%
Roads and Freeways	207	207	207	207	207	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	519	519	519	519	519	0	0%
<b>Vacant Developable Acres</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-8</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	2	0	0	0	-8	-99%
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>6.1</b>	<b>6.1</b>	<b>6.1</b>	<b>6.1</b>	<b>6.1</b>	<b>0.0</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.7</b>	<b>4.7</b>	<b>4.8</b>	<b>4.8</b>	<b>4.9</b>	<b>0.2</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).