

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 85.06**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,029</b>	<b>4,080</b>	<b>4,180</b>	<b>4,359</b>	<b>4,364</b>	<b>335</b>	<b>8%</b>
Household Population	4,029	4,080	4,180	4,359	4,364	335	8%
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>1,560</b>	<b>1,563</b>	<b>1,575</b>	<b>1,653</b>	<b>1,653</b>	<b>93</b>	<b>6%</b>
Single Family	1,146	1,149	1,125	1,130	1,130	-16	-1%
Multiple Family	414	414	450	523	523	109	26%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,493</b>	<b>1,498</b>	<b>1,518</b>	<b>1,596</b>	<b>1,599</b>	<b>106</b>	<b>7%</b>
Single Family	1,106	1,103	1,087	1,095	1,097	-9	-1%
Multiple Family	387	395	431	501	502	115	30%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.3%</b>	<b>4.2%</b>	<b>3.6%</b>	<b>3.4%</b>	<b>3.3%</b>	<b>-1.0</b>	<b>-23%</b>
Single Family	3.5%	4.0%	3.4%	3.1%	2.9%	-0.6	-17%
Multiple Family	6.5%	4.6%	4.2%	4.2%	4.0%	-2.5	-38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.70</b>	<b>2.72</b>	<b>2.75</b>	<b>2.73</b>	<b>2.73</b>	<b>0.03</b>	<b>1%</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	161	139	122	108	95	-66	-41%
\$15,000-\$29,999	235	210	203	193	186	-49	-21%
\$30,000-\$44,999	307	300	296	288	281	-26	-8%
\$45,000-\$59,999	190	189	188	187	184	-6	-3%
\$60,000-\$74,999	181	160	160	163	163	-18	-10%
\$75,000-\$99,999	250	253	253	266	266	16	6%
\$100,000-\$124,999	81	111	117	129	129	48	59%
\$125,000-\$149,999	64	96	126	155	155	91	142%
\$150,000-\$199,999	21	38	49	85	110	89	424%
\$200,000 or more	3	2	4	22	30	27	900%
Total Households	1,493	1,498	1,518	1,596	1,599	106	7%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$48,434	\$52,937	\$56,011	\$62,025	\$64,923	\$16,489	34%

**\*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.

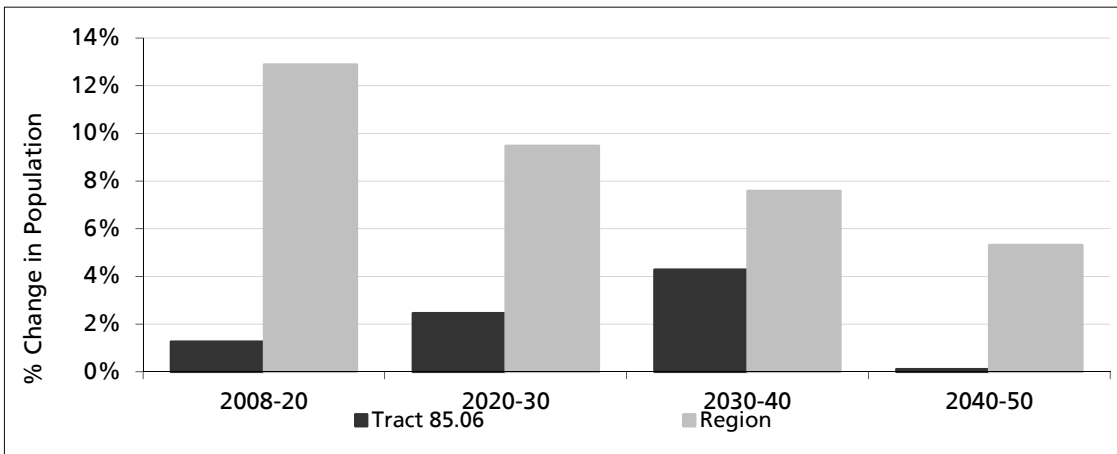
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,029</b>	<b>4,080</b>	<b>4,180</b>	<b>4,359</b>	<b>4,364</b>	<b>335</b>	<b>8%</b>
Under 5	246	229	228	235	229	-17	-7%
5 to 9	250	255	265	276	279	29	12%
10 to 14	254	279	267	278	282	28	11%
15 to 17	173	172	166	181	187	14	8%
18 to 19	115	97	93	94	96	-19	-17%
20 to 24	261	248	285	288	291	30	11%
25 to 29	244	267	271	292	293	49	20%
30 to 34	243	243	223	265	253	10	4%
35 to 39	277	223	252	258	260	-17	-6%
40 to 44	311	261	276	263	299	-12	-4%
45 to 49	363	303	265	314	325	-38	-10%
50 to 54	314	273	247	265	252	-62	-20%
55 to 59	253	273	233	212	238	-15	-6%
60 to 61	90	107	93	68	80	-10	-11%
62 to 64	122	182	164	156	154	32	26%
65 to 69	157	259	288	260	229	72	46%
70 to 74	117	181	234	230	222	105	90%
75 to 79	83	90	142	156	130	47	57%
80 to 84	80	65	111	139	116	36	45%
85 and over	76	73	77	129	149	73	96%
Median Age	39.1	40.5	40.7	40.2	40.2	1.1	3%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,029</b>	<b>4,080</b>	<b>4,180</b>	<b>4,359</b>	<b>4,364</b>	<b>335</b>	<b>8%</b>
Hispanic	773	976	1,130	1,322	1,462	689	89%
Non-Hispanic	3,256	3,104	3,050	3,037	2,902	-354	-11%
White	2,236	1,985	1,872	1,762	1,587	-649	-29%
Black	85	91	101	112	119	34	40%
American Indian	25	27	26	26	24	-1	-4%
Asian	753	841	876	946	975	222	29%
Hawaiian / Pacific Islander	13	13	14	15	15	2	15%
Other	13	13	14	15	15	2	15%
Two or More Races	131	134	147	161	167	36	27%

## GROWTH TRENDS IN TOTAL POPULATION



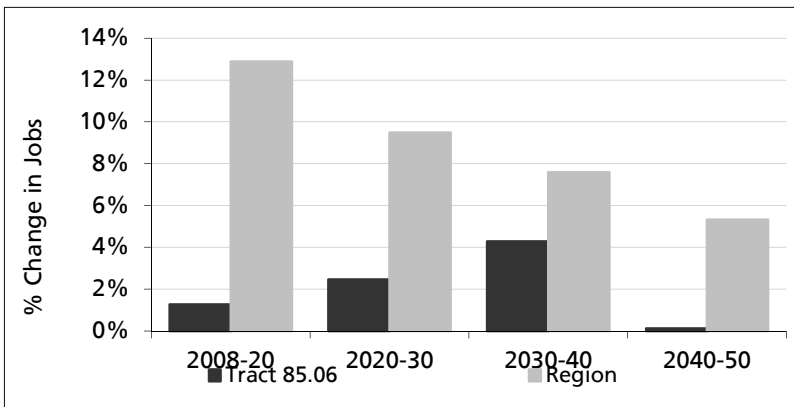
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>432</b>	<b>432</b>	<b>507</b>	<b>528</b>	<b>528</b>	<b>96</b>	<b>22%</b>
Civilian Jobs	432	432	507	528	528	96	22%
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>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>311</b>	<b>311</b>	<b>312</b>	<b>315</b>	<b>315</b>	<b>4</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	201	202	200	200	200	-2	-1%
Multiple Family	13	13	15	17	17	4	32%
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	15	15	15	15	15	0	0%
Commercial/Services	14	14	16	16	16	2	13%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	66	66	66	66	66	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
<b>Vacant Developable Acres</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>-4</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	2	2	2	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	2	1	0	0	-2	-100%
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>15.0</b>	<b>15.0</b>	<b>16.9</b>	<b>17.2</b>	<b>17.2</b>	<b>2.2</b>	<b>15%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.3</b>	<b>7.3</b>	<b>7.3</b>	<b>7.6</b>	<b>7.6</b>	<b>0.3</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).