

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 170.44**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,327</b>	<b>5,582</b>	<b>5,682</b>	<b>5,793</b>	<b>5,833</b>	<b>506</b>	<b>9%</b>
Household Population	5,327	5,582	5,682	5,793	5,833	506	9%
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>1,899</b>	<b>1,966</b>	<b>1,966</b>	<b>1,966</b>	<b>1,966</b>	<b>67</b>	<b>4%</b>
Single Family	1,263	1,330	1,330	1,330	1,330	67	5%
Multiple Family	636	636	636	636	636	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,844</b>	<b>1,907</b>	<b>1,916</b>	<b>1,918</b>	<b>1,919</b>	<b>75</b>	<b>4%</b>
Single Family	1,228	1,288	1,295	1,296	1,297	69	6%
Multiple Family	616	619	621	622	622	6	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.9%</b>	<b>3.0%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>2.4%</b>	<b>-0.5</b>	<b>-17%</b>
Single Family	2.8%	3.2%	2.6%	2.6%	2.5%	-0.3	-11%
Multiple Family	3.1%	2.7%	2.4%	2.2%	2.2%	-0.9	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.89</b>	<b>2.93</b>	<b>2.97</b>	<b>3.02</b>	<b>3.04</b>	<b>0.15</b>	<b>5%</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.

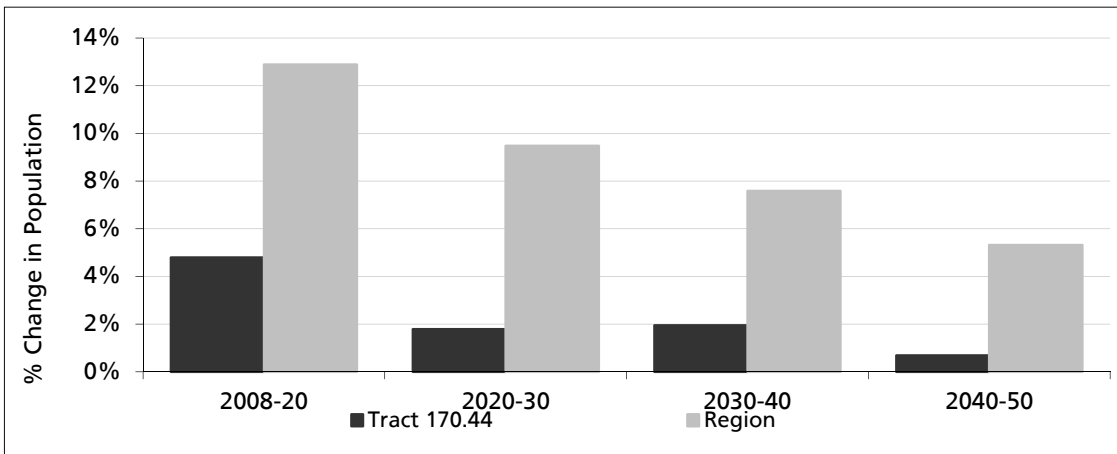
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,327</b>	<b>5,582</b>	<b>5,682</b>	<b>5,793</b>	<b>5,833</b>	<b>506</b>	<b>9%</b>
Under 5	443	445	448	439	421	-22	-5%
5 to 9	492	533	540	524	505	13	3%
10 to 14	500	567	540	531	514	14	3%
15 to 17	235	243	229	231	227	-8	-3%
18 to 19	160	145	137	131	126	-34	-21%
20 to 24	216	226	222	200	196	-20	-9%
25 to 29	140	170	170	151	152	12	9%
30 to 34	178	204	195	205	189	11	6%
35 to 39	556	478	562	557	541	-15	-3%
40 to 44	674	599	659	620	653	-21	-3%
45 to 49	645	572	496	572	580	-65	-10%
50 to 54	453	444	394	423	410	-43	-9%
55 to 59	240	326	288	264	314	74	31%
60 to 61	89	132	126	121	142	53	60%
62 to 64	67	124	125	121	126	59	88%
65 to 69	62	124	166	176	172	110	177%
70 to 74	48	84	121	134	134	86	179%
75 to 79	49	67	122	171	174	125	255%
80 to 84	42	48	80	115	116	74	176%
85 and over	38	51	62	107	141	103	271%
Median Age	37.7	37.7	38.2	39.3	40.3	2.6	7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,327</b>	<b>5,582</b>	<b>5,682</b>	<b>5,793</b>	<b>5,833</b>	<b>506</b>	<b>9%</b>
Hispanic	407	518	602	690	764	357	88%
Non-Hispanic	4,920	5,064	5,080	5,103	5,069	149	3%
White	3,390	3,289	3,130	2,995	2,847	-543	-16%
Black	129	157	176	194	210	81	63%
American Indian	0	0	0	0	0	0	0%
Asian	1,206	1,392	1,518	1,632	1,710	504	42%
Hawaiian / Pacific Islander	5	9	11	13	15	10	200%
Other	3	5	7	7	7	4	133%
Two or More Races	187	212	238	262	280	93	50%

## GROWTH TRENDS IN TOTAL POPULATION



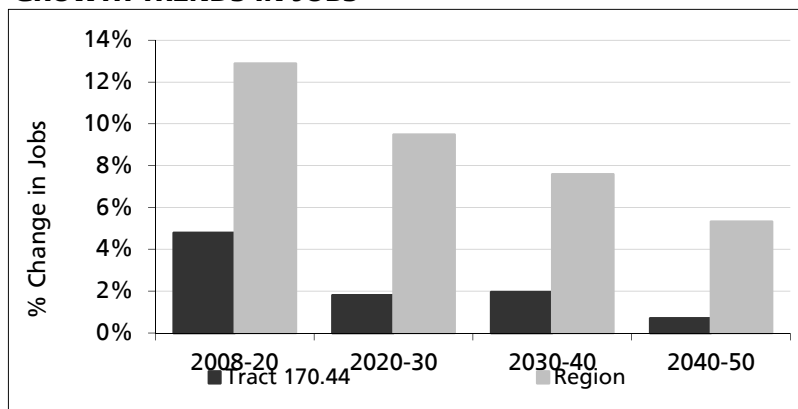
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>642</b>	<b>642</b>	<b>642</b>	<b>642</b>	<b>642</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	642	642	642	642	642	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>604</b>	<b>604</b>	<b>604</b>	<b>604</b>	<b>604</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>589</b>	<b>604</b>	<b>604</b>	<b>604</b>	<b>604</b>	<b>15</b>	<b>3%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	195	210	210	210	210	15	8%
Multiple Family	35	35	35	35	35	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	0	0	0	0	0	0	0%
Commercial/Services	8	8	8	8	8	0	0%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	94	94	94	94	94	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	237	237	237	237	237	0	0%
<b>Vacant Developable Acres</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-15</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	0	0	0	0	-15	-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>24.4</b>	<b>24.4</b>	<b>24.4</b>	<b>24.4</b>	<b>24.4</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.2</b>	<b>8.0</b>	<b>8.0</b>	<b>8.0</b>	<b>8.0</b>	<b>-0.2</b>	<b>-3%</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).