

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 178.09**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,235</b>	<b>2,293</b>	<b>2,494</b>	<b>2,523</b>	<b>2,521</b>	<b>286</b>	<b>13%</b>
Household Population	2,235	2,293	2,494	2,523	2,521	286	13%
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>867</b>	<b>895</b>	<b>954</b>	<b>955</b>	<b>955</b>	<b>88</b>	<b>10%</b>
Single Family	804	831	890	890	890	86	11%
Multiple Family	63	64	64	65	65	2	3%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>783</b>	<b>801</b>	<b>872</b>	<b>873</b>	<b>874</b>	<b>91</b>	<b>12%</b>
Single Family	725	756	824	824	825	100	14%
Multiple Family	58	45	48	49	49	-9	-16%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>9.7%</b>	<b>10.5%</b>	<b>8.6%</b>	<b>8.6%</b>	<b>8.5%</b>	<b>-1.2</b>	<b>-12%</b>
Single Family	9.8%	9.0%	7.4%	7.4%	7.3%	-2.5	-26%
Multiple Family	7.9%	29.7%	25.0%	24.6%	24.6%	16.7	211%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.85</b>	<b>2.86</b>	<b>2.86</b>	<b>2.89</b>	<b>2.88</b>	<b>0.03</b>	<b>1%</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.

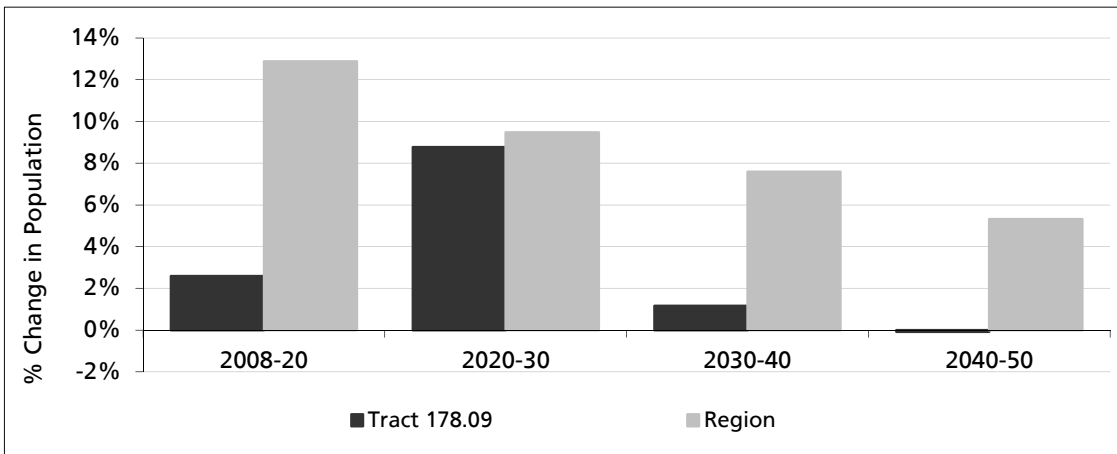
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,235</b>	<b>2,293</b>	<b>2,494</b>	<b>2,523</b>	<b>2,521</b>	<b>286</b>	<b>13%</b>
Under 5	128	122	130	127	120	-8	-6%
5 to 9	75	75	78	76	75	0	0%
10 to 14	90	90	91	91	91	1	1%
15 to 17	98	92	89	92	90	-8	-8%
18 to 19	64	54	52	51	51	-13	-20%
20 to 24	211	197	227	213	212	1	0%
25 to 29	155	179	192	186	188	33	21%
30 to 34	140	139	139	157	150	10	7%
35 to 39	149	121	147	145	144	-5	-3%
40 to 44	120	95	109	106	114	-6	-5%
45 to 49	152	122	112	135	137	-15	-10%
50 to 54	196	170	152	166	159	-37	-19%
55 to 59	202	226	193	160	199	-3	-1%
60 to 61	67	83	78	65	81	14	21%
62 to 64	59	87	74	62	66	7	12%
65 to 69	81	137	157	123	102	21	26%
70 to 74	58	102	145	132	120	62	107%
75 to 79	65	78	135	150	124	59	91%
80 to 84	55	50	98	123	103	48	87%
85 and over	70	74	96	163	195	125	179%
Median Age	40.3	44.1	44.7	45.6	45.9	5.6	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,235</b>	<b>2,293</b>	<b>2,494</b>	<b>2,523</b>	<b>2,521</b>	<b>286</b>	<b>13%</b>
Hispanic	399	446	494	517	522	123	31%
Non-Hispanic	1,836	1,847	2,000	2,006	1,999	163	9%
White	1,717	1,725	1,871	1,878	1,870	153	9%
Black	10	10	10	9	8	-2	-20%
American Indian	12	10	8	6	6	-6	-50%
Asian	58	64	73	75	79	21	36%
Hawaiian / Pacific Islander	3	3	3	3	3	0	0%
Other	12	10	9	8	6	-6	-50%
Two or More Races	24	25	26	27	27	3	13%

## GROWTH TRENDS IN TOTAL POPULATION



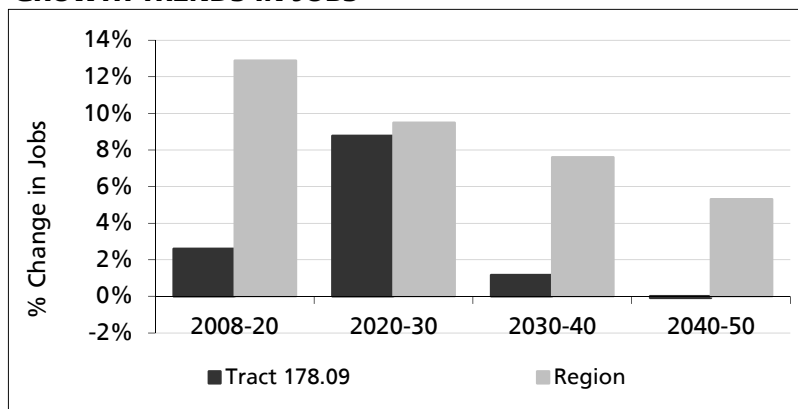
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>606</b>	<b>606</b>	<b>606</b>	<b>612</b>	<b>612</b>	<b>6</b>	<b>1%</b>
Civilian Jobs	606	606	606	612	612	6	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>376</b>	<b>376</b>	<b>376</b>	<b>376</b>	<b>376</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>362</b>	<b>362</b>	<b>376</b>	<b>376</b>	<b>376</b>	<b>14</b>	<b>4%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	221	221	240	240	240	19	9%
Multiple Family	4	4	4	4	4	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	16	16	16	16	16	0	0%
Office	0	0	0	0	0	0	0%
Schools	37	37	37	37	37	0	0%
Roads and Freeways	70	70	70	70	70	0	0%
Agricultural and Extractive <sup>2</sup>	6	6	0	0	0	-6	-100%
Parks and Military Use	8	8	8	8	8	0	0%
<b>Vacant Developable Acres</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-14</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	14	14	0	0	0	-14	-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>11.3</b>	<b>11.3</b>	<b>11.3</b>	<b>11.4</b>	<b>11.4</b>	<b>0.1</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.9</b>	<b>4.0</b>	<b>3.9</b>	<b>3.9</b>	<b>3.9</b>	<b>0.1</b>	<b>1%</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).