

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 176.03**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,689</b>	<b>2,778</b>	<b>3,076</b>	<b>3,178</b>	<b>3,212</b>	<b>523</b>	<b>19%</b>
Household Population	2,688	2,771	3,060	3,151	3,173	485	18%
Group Quarters Population	1	7	16	27	39	38	3800%
Civilian	1	7	16	27	39	38	3800%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>986</b>	<b>993</b>	<b>1,078</b>	<b>1,086</b>	<b>1,086</b>	<b>100</b>	<b>10%</b>
Single Family	848	855	940	948	948	100	12%
Multiple Family	138	138	138	138	138	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>947</b>	<b>959</b>	<b>1,046</b>	<b>1,056</b>	<b>1,058</b>	<b>111</b>	<b>12%</b>
Single Family	809	822	909	919	921	112	14%
Multiple Family	138	137	137	137	137	-1	-1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.0%</b>	<b>3.4%</b>	<b>3.0%</b>	<b>2.8%</b>	<b>2.6%</b>	<b>-1.4</b>	<b>-35%</b>
Single Family	4.6%	3.9%	3.3%	3.1%	2.8%	-1.8	-39%
Multiple Family	0.0%	0.7%	0.7%	0.7%	0.7%	0.7	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.84</b>	<b>2.89</b>	<b>2.93</b>	<b>2.98</b>	<b>3.00</b>	<b>0.16</b>	<b>6%</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.

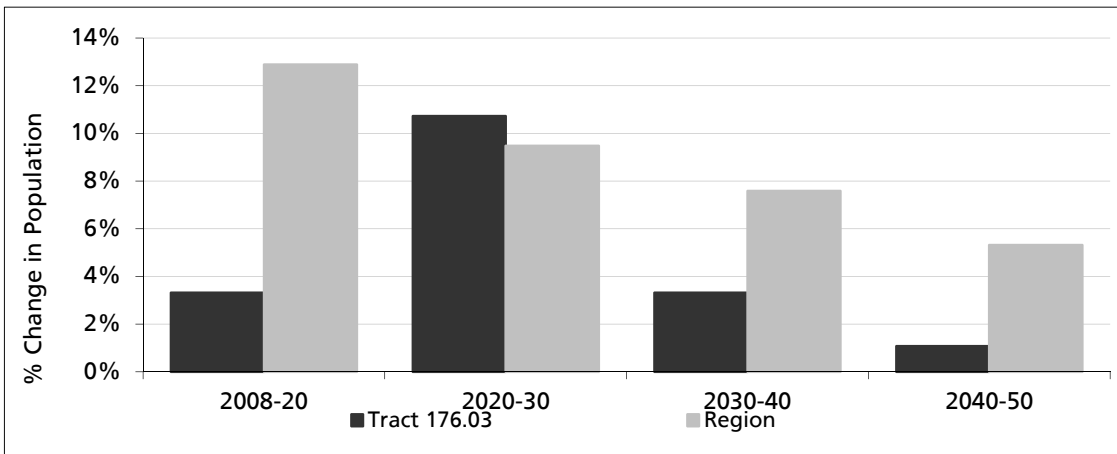
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,689</b>	<b>2,778</b>	<b>3,076</b>	<b>3,178</b>	<b>3,212</b>	<b>523</b>	<b>19%</b>
Under 5	135	123	134	128	120	-15	-11%
5 to 9	152	163	173	169	161	9	6%
10 to 14	135	144	147	145	139	4	3%
15 to 17	105	100	101	102	103	-2	-2%
18 to 19	51	42	41	39	40	-11	-22%
20 to 24	131	117	138	132	135	4	3%
25 to 29	162	181	192	189	190	28	17%
30 to 34	203	201	203	228	217	14	7%
35 to 39	255	201	256	258	246	-9	-4%
40 to 44	208	177	203	188	207	-1	0%
45 to 49	233	196	177	214	216	-17	-7%
50 to 54	232	212	203	217	203	-29	-13%
55 to 59	223	266	250	215	259	36	16%
60 to 61	94	125	127	114	133	39	41%
62 to 64	69	110	115	114	111	42	61%
65 to 69	82	143	185	175	153	71	87%
70 to 74	51	82	122	123	120	69	135%
75 to 79	68	85	150	182	166	98	144%
80 to 84	43	42	75	111	121	78	181%
85 and over	57	68	84	135	172	115	202%
Median Age	40.4	43.3	43.8	45.3	46.1	5.7	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,689</b>	<b>2,778</b>	<b>3,076</b>	<b>3,178</b>	<b>3,212</b>	<b>523</b>	<b>19%</b>
Hispanic	859	952	1,086	1,149	1,177	318	37%
Non-Hispanic	1,830	1,826	1,990	2,029	2,035	205	11%
White	1,672	1,670	1,820	1,856	1,862	190	11%
Black	4	4	4	4	4	0	0%
American Indian	9	5	3	1	0	-9	-100%
Asian	81	87	98	102	105	24	30%
Hawaiian / Pacific Islander	3	3	3	3	2	-1	-33%
Other	4	2	2	2	2	-2	-50%
Two or More Races	57	55	60	61	60	3	5%

## GROWTH TRENDS IN TOTAL POPULATION



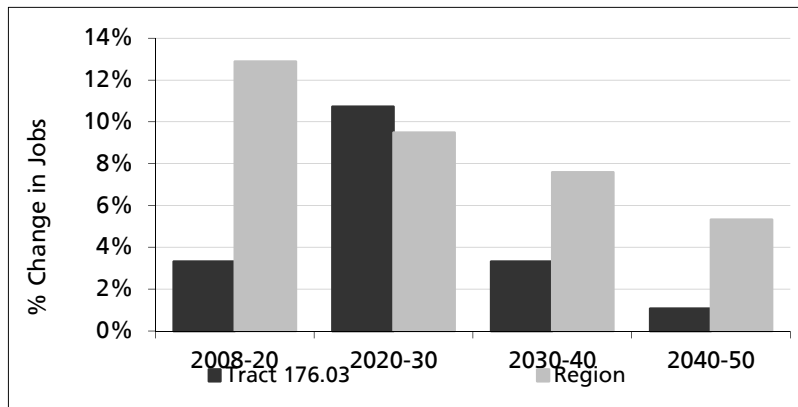
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>412</b>	<b>649</b>	<b>659</b>	<b>659</b>	<b>685</b>	<b>273</b>	<b>66%</b>
Civilian Jobs	412	649	659	659	685	273	66%
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>408</b>	<b>408</b>	<b>408</b>	<b>408</b>	<b>408</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>384</b>	<b>397</b>	<b>405</b>	<b>407</b>	<b>407</b>	<b>24</b>	<b>6%</b>
Low Density Single Family	3	3	8	8	8	5	148%
Single Family	199	202	226	228	228	30	15%
Multiple Family	9	9	9	9	9	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	11	22	22	22	22	10	90%
Office	4	4	4	4	4	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	94	94	94	94	94	0	0%
Agricultural and Extractive <sup>2</sup>	21	20	0	0	0	-21	-100%
Parks and Military Use	43	43	43	43	43	0	0%
<b>Vacant Developable Acres</b>	<b>25</b>	<b>11</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>-24</b>	<b>-96%</b>
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	14	11	3	0	0	-14	-97%
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	10	0	0	0	0	-10	-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>26.9</b>	<b>25.4</b>	<b>25.8</b>	<b>25.8</b>	<b>26.8</b>	<b>-0.1</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.7</b>	<b>4.6</b>	<b>4.4</b>	<b>4.4</b>	<b>4.4</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).