

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 32.09**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,686</b>	<b>5,730</b>	<b>5,806</b>	<b>5,932</b>	<b>6,028</b>	<b>342</b>	<b>6%</b>
Household Population	5,686	5,730	5,806	5,932	6,028	342	6%
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>1,765</b>	<b>1,765</b>	<b>1,765</b>	<b>1,765</b>	<b>1,779</b>	<b>14</b>	<b>1%</b>
Single Family	959	959	959	959	959	0	0%
Multiple Family	806	806	806	806	820	14	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,726</b>	<b>1,732</b>	<b>1,737</b>	<b>1,737</b>	<b>1,751</b>	<b>25</b>	<b>1%</b>
Single Family	935	937	941	941	941	6	1%
Multiple Family	791	795	796	796	810	19	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.2%</b>	<b>1.9%</b>	<b>1.6%</b>	<b>1.6%</b>	<b>1.6%</b>	<b>-0.6</b>	<b>-27%</b>
Single Family	2.5%	2.3%	1.9%	1.9%	1.9%	-0.6	-24%
Multiple Family	1.9%	1.4%	1.2%	1.2%	1.2%	-0.7	-37%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.29</b>	<b>3.31</b>	<b>3.34</b>	<b>3.42</b>	<b>3.44</b>	<b>0.15</b>	<b>5%</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	104	89	72	58	51	-53	-51%
\$15,000-\$29,999	329	257	207	171	153	-176	-53%
\$30,000-\$44,999	357	316	269	233	214	-143	-40%
\$45,000-\$59,999	329	322	289	259	246	-83	-25%
\$60,000-\$74,999	255	232	232	223	219	-36	-14%
\$75,000-\$99,999	212	301	339	350	356	144	68%
\$100,000-\$124,999	76	122	191	264	306	230	303%
\$125,000-\$149,999	32	49	65	75	81	49	153%
\$150,000-\$199,999	29	41	57	70	79	50	172%
\$200,000 or more	3	3	16	34	46	43	1433%
Total Households	1,726	1,732	1,737	1,737	1,751	25	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$48,328	\$54,503	\$62,037	\$69,922	\$74,486	\$26,158	54%

**\*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.

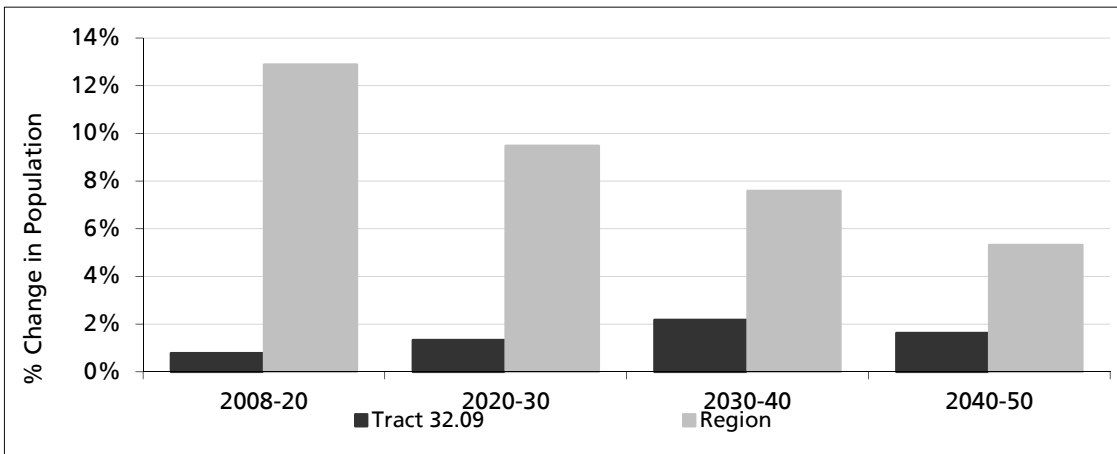
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,686</b>	<b>5,730</b>	<b>5,806</b>	<b>5,932</b>	<b>6,028</b>	<b>342</b>	<b>6%</b>
Under 5	384	338	314	312	302	-82	-21%
5 to 9	465	497	458	456	464	-1	0%
10 to 14	412	450	415	402	411	-1	0%
15 to 17	242	215	222	211	217	-25	-10%
18 to 19	161	130	141	136	136	-25	-16%
20 to 24	363	308	337	312	309	-54	-15%
25 to 29	411	392	376	377	361	-50	-12%
30 to 34	511	490	443	492	468	-43	-8%
35 to 39	495	421	456	457	449	-46	-9%
40 to 44	440	379	374	341	390	-50	-11%
45 to 49	456	397	360	385	384	-72	-16%
50 to 54	353	348	338	345	323	-30	-8%
55 to 59	276	338	305	273	296	20	7%
60 to 61	94	133	130	130	143	49	52%
62 to 64	112	188	190	191	198	86	77%
65 to 69	146	242	282	262	240	94	64%
70 to 74	111	165	230	244	256	145	131%
75 to 79	105	122	206	259	262	157	150%
80 to 84	77	84	125	179	189	112	145%
85 and over	72	93	104	168	230	158	219%
Median Age	34.0	35.5	37.2	37.9	38.9	4.9	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,686</b>	<b>5,730</b>	<b>5,806</b>	<b>5,932</b>	<b>6,028</b>	<b>342</b>	<b>6%</b>
Hispanic	1,272	1,444	1,572	1,738	1,909	637	50%
Non-Hispanic	4,414	4,286	4,234	4,194	4,119	-295	-7%
White	686	593	525	455	380	-306	-45%
Black	888	819	746	661	571	-317	-36%
American Indian	18	26	29	30	31	13	72%
Asian	2,419	2,437	2,493	2,571	2,624	205	8%
Hawaiian / Pacific Islander	64	56	50	48	48	-16	-25%
Other	15	21	23	25	27	12	80%
Two or More Races	324	334	368	404	438	114	35%

## GROWTH TRENDS IN TOTAL POPULATION



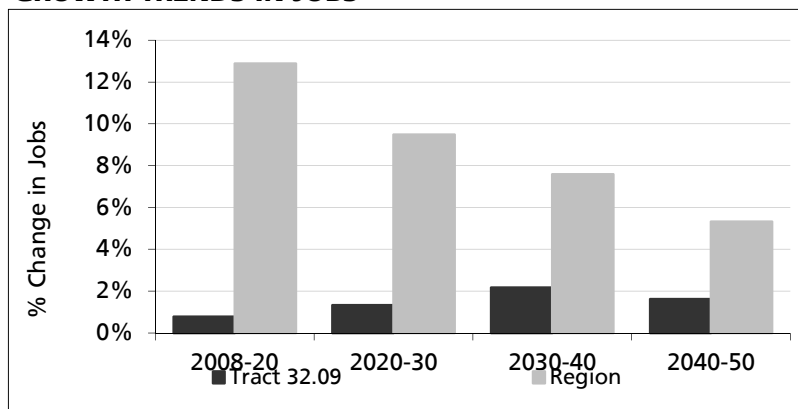
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>635</b>	<b>644</b>	<b>662</b>	<b>662</b>	<b>662</b>	<b>27</b>	<b>4%</b>
Civilian Jobs	635	644	662	662	662	27	4%
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>320</b>	<b>320</b>	<b>320</b>	<b>320</b>	<b>320</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>318</b>	<b>320</b>	<b>320</b>	<b>320</b>	<b>320</b>	<b>1</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	108	108	108	108	108	0	0%
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	11	11	11	11	11	0	0%
Office	0	0	0	0	0	0	0%
Schools	78	80	80	80	80	1	2%
Roads and Freeways	72	72	72	72	72	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	15	0	0%
<b>Vacant Developable Acres</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	1	0	0	0	0	-1	-100%
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>7.1</b>	<b>7.1</b>	<b>7.3</b>	<b>7.3</b>	<b>7.3</b>	<b>0.2</b>	<b>3%</b>
<b>Residential Density<sup>4</sup></b>	<b>12.4</b>	<b>12.4</b>	<b>12.4</b>	<b>12.4</b>	<b>12.5</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).