

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 32.08**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,383</b>	<b>7,607</b>	<b>7,739</b>	<b>7,942</b>	<b>8,064</b>	<b>681</b>	<b>9%</b>
Household Population	7,357	7,558	7,655	7,822	7,918	561	8%
Group Quarters Population	26	49	84	120	146	120	462%
Civilian	26	49	84	120	146	120	462%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,287</b>	<b>2,315</b>	<b>2,315</b>	<b>2,315</b>	<b>2,323</b>	<b>36</b>	<b>2%</b>
Single Family	1,509	1,537	1,537	1,537	1,537	28	2%
Multiple Family	778	778	778	778	786	8	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,208</b>	<b>2,261</b>	<b>2,267</b>	<b>2,270</b>	<b>2,279</b>	<b>71</b>	<b>3%</b>
Single Family	1,465	1,501	1,505	1,506	1,506	41	3%
Multiple Family	743	760	762	764	773	30	4%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.5%</b>	<b>2.3%</b>	<b>2.1%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>-1.6</b>	<b>-46%</b>
Single Family	2.9%	2.3%	2.1%	2.0%	2.0%	-0.9	-31%
Multiple Family	4.5%	2.3%	2.1%	1.8%	1.7%	-2.8	-62%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.33</b>	<b>3.34</b>	<b>3.38</b>	<b>3.45</b>	<b>3.47</b>	<b>0.14</b>	<b>4%</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.

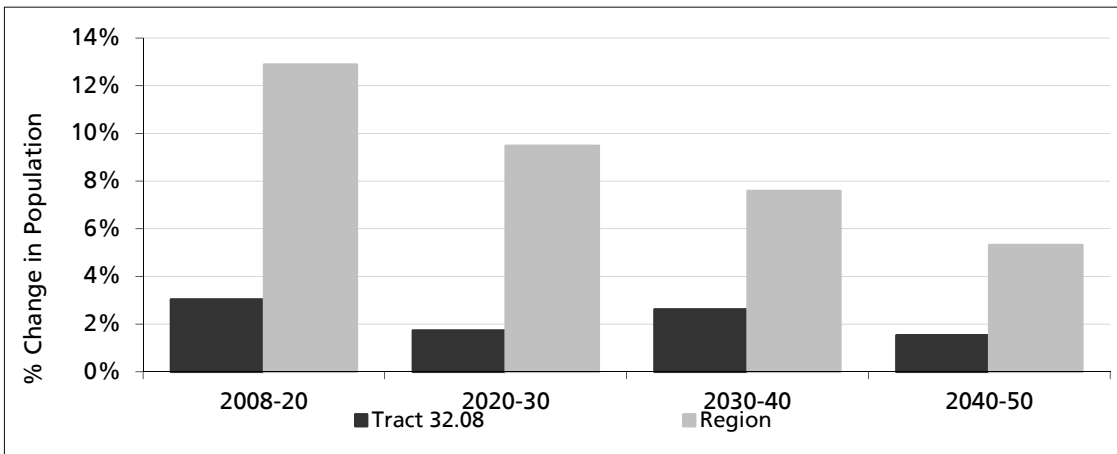
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,383</b>	<b>7,607</b>	<b>7,739</b>	<b>7,942</b>	<b>8,064</b>	<b>681</b>	<b>9%</b>
Under 5	627	565	527	521	500	-127	-20%
5 to 9	536	584	544	544	550	14	3%
10 to 14	489	541	508	494	506	17	3%
15 to 17	330	302	318	304	309	-21	-6%
18 to 19	229	181	196	188	187	-42	-18%
20 to 24	515	445	495	463	447	-68	-13%
25 to 29	552	553	520	529	509	-43	-8%
30 to 34	610	593	540	593	562	-48	-8%
35 to 39	588	519	560	565	551	-37	-6%
40 to 44	549	495	498	465	539	-10	-2%
45 to 49	559	517	462	501	502	-57	-10%
50 to 54	510	523	513	534	502	-8	-2%
55 to 59	449	565	547	532	586	137	31%
60 to 61	133	188	183	181	196	63	47%
62 to 64	121	204	205	208	219	98	81%
65 to 69	173	300	362	377	371	198	114%
70 to 74	155	231	326	349	372	217	140%
75 to 79	111	129	212	265	263	152	137%
80 to 84	81	83	124	172	177	96	119%
85 and over	66	89	99	157	216	150	227%
Median Age	33.4	35.4	37.0	38.0	39.2	5.8	17%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,383</b>	<b>7,607</b>	<b>7,739</b>	<b>7,942</b>	<b>8,064</b>	<b>681</b>	<b>9%</b>
Hispanic	1,889	2,187	2,392	2,656	2,915	1,026	54%
Non-Hispanic	5,494	5,420	5,347	5,286	5,149	-345	-6%
White	822	725	646	562	463	-359	-44%
Black	1,207	1,134	1,036	918	791	-416	-34%
American Indian	10	14	14	14	14	4	40%
Asian	3,001	3,082	3,150	3,247	3,300	299	10%
Hawaiian / Pacific Islander	57	50	46	45	45	-12	-21%
Other	2	2	2	2	2	0	0%
Two or More Races	395	413	453	498	534	139	35%

## GROWTH TRENDS IN TOTAL POPULATION



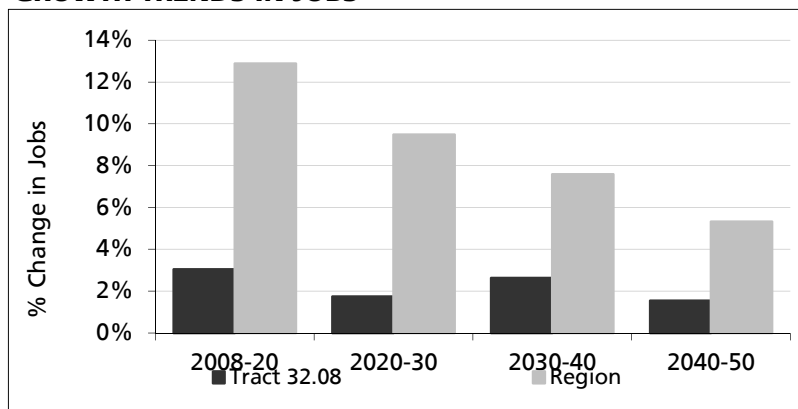
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>510</b>	<b>510</b>	<b>510</b>	<b>510</b>	<b>510</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	510	510	510	510	510	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>329</b>	<b>329</b>	<b>329</b>	<b>329</b>	<b>329</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>326</b>	<b>329</b>	<b>329</b>	<b>329</b>	<b>329</b>	<b>4</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	168	172	172	172	172	4	2%
Multiple Family	33	33	33	33	33	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	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	46	46	46	46	46	0	0%
Roads and Freeways	68	68	68	68	68	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	11	0	0%
<b>Vacant Developable Acres</b>	<b>4</b>	<b>0</b>	<b>0</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	4	0	0	0	0	-4	-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>11.1</b>	<b>11.1</b>	<b>11.1</b>	<b>11.1</b>	<b>11.1</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>11.4</b>	<b>11.3</b>	<b>11.3</b>	<b>11.3</b>	<b>11.4</b>	<b>0.0</b>	<b>0%</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).