

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 32.12**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,150</b>	<b>4,298</b>	<b>4,467</b>	<b>4,620</b>	<b>4,696</b>	<b>546</b>	<b>13%</b>
Household Population	3,951	4,077	4,192	4,296	4,340	389	10%
Group Quarters Population	199	221	275	324	356	157	79%
Civilian	199	221	275	324	356	157	79%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,101</b>	<b>1,128</b>	<b>1,145</b>	<b>1,150</b>	<b>1,151</b>	<b>50</b>	<b>5%</b>
Single Family	1,063	1,090	1,087	1,087	1,087	24	2%
Multiple Family	38	38	58	63	64	26	68%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,063</b>	<b>1,086</b>	<b>1,105</b>	<b>1,111</b>	<b>1,113</b>	<b>50</b>	<b>5%</b>
Single Family	1,025	1,050	1,050	1,050	1,051	26	3%
Multiple Family	38	36	55	61	62	24	63%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.5%</b>	<b>3.7%</b>	<b>3.5%</b>	<b>3.4%</b>	<b>3.3%</b>	<b>-0.2</b>	<b>-6%</b>
Single Family	3.6%	3.7%	3.4%	3.4%	3.3%	-0.3	-8%
Multiple Family	0.0%	5.3%	5.2%	3.2%	3.1%	3.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.72</b>	<b>3.75</b>	<b>3.79</b>	<b>3.87</b>	<b>3.90</b>	<b>0.18</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	69	56	45	34	32	-37	-54%
\$15,000-\$29,999	85	67	52	43	41	-44	-52%
\$30,000-\$44,999	183	165	145	131	119	-64	-35%
\$45,000-\$59,999	175	169	149	129	120	-55	-31%
\$60,000-\$74,999	199	185	185	182	180	-19	-10%
\$75,000-\$99,999	194	263	308	314	315	121	62%
\$100,000-\$124,999	65	73	97	140	161	96	148%
\$125,000-\$149,999	54	61	61	62	63	9	17%
\$150,000-\$199,999	29	42	51	51	51	22	76%
\$200,000 or more	10	5	12	25	31	21	210%
Total Households	1,063	1,086	1,105	1,111	1,113	50	5%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$61,470	\$66,973	\$73,095	\$77,906	\$80,119	\$18,649	30%

**\*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.

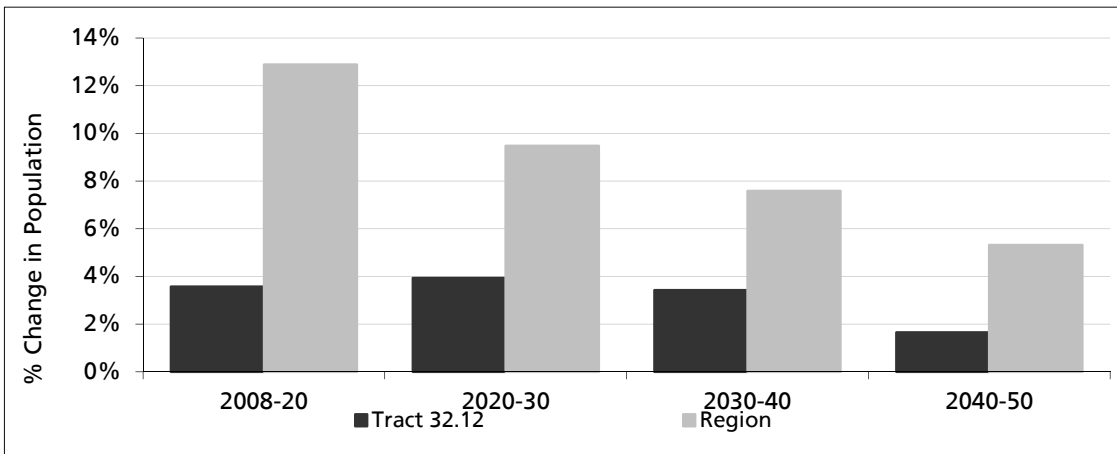
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,150</b>	<b>4,298</b>	<b>4,467</b>	<b>4,620</b>	<b>4,696</b>	<b>546</b>	<b>13%</b>
Under 5	284	245	225	222	209	-75	-26%
5 to 9	247	249	224	218	215	-32	-13%
10 to 14	223	246	221	211	212	-11	-5%
15 to 17	147	136	134	122	130	-17	-12%
18 to 19	169	129	138	128	133	-36	-21%
20 to 24	308	250	279	264	260	-48	-16%
25 to 29	296	284	270	278	271	-25	-8%
30 to 34	200	193	173	187	174	-26	-13%
35 to 39	286	248	261	260	252	-34	-12%
40 to 44	259	240	242	227	257	-2	-1%
45 to 49	332	302	270	295	302	-30	-9%
50 to 54	318	320	309	317	292	-26	-8%
55 to 59	240	287	267	244	261	21	9%
60 to 61	95	134	137	141	159	64	67%
62 to 64	128	215	221	226	218	90	70%
65 to 69	163	270	316	303	284	121	74%
70 to 74	131	185	246	249	256	125	95%
75 to 79	119	133	229	289	300	181	152%
80 to 84	121	122	183	251	259	138	114%
85 and over	84	110	122	188	252	168	200%
Median Age	38.5	43.5	46.2	48.3	48.9	10.4	27%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,150</b>	<b>4,298</b>	<b>4,467</b>	<b>4,620</b>	<b>4,696</b>	<b>546</b>	<b>13%</b>
Hispanic	1,451	1,672	1,853	2,057	2,238	787	54%
Non-Hispanic	2,699	2,626	2,614	2,563	2,458	-241	-9%
White	719	634	573	496	407	-312	-43%
Black	413	388	360	319	272	-141	-34%
American Indian	13	18	20	20	19	6	46%
Asian	1,249	1,276	1,324	1,368	1,379	130	10%
Hawaiian / Pacific Islander	81	72	67	64	63	-18	-22%
Other	10	13	15	17	19	9	90%
Two or More Races	214	225	255	279	299	85	40%

## GROWTH TRENDS IN TOTAL POPULATION



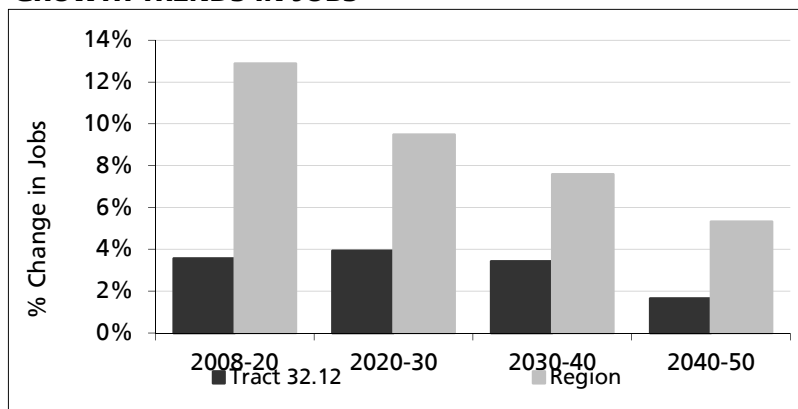
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>406</b>	<b>425</b>	<b>425</b>	<b>425</b>	<b>425</b>	<b>19</b>	<b>5%</b>
Civilian Jobs	406	425	425	425	425	19	5%
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>297</b>	<b>297</b>	<b>297</b>	<b>297</b>	<b>297</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>286</b>	<b>297</b>	<b>297</b>	<b>297</b>	<b>297</b>	<b>11</b>	<b>4%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	168	171	171	171	171	3	2%
Multiple Family	1	1	2	2	2	1	50%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	2	2	2	2	0	37%
Office	5	5	5	5	5	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	89	89	89	89	89	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	10	17	17	17	17	7	68%
<b>Vacant Developable Acres</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-11</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-98%
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	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	7	0	0	0	0	-7	-100%
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>25.9</b>	<b>26.3</b>	<b>26.3</b>	<b>26.3</b>	<b>26.3</b>	<b>0.4</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.4</b>	<b>6.4</b>	<b>6.5</b>	<b>6.6</b>	<b>6.6</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).