

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 134.21



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,764	4,799	4,758	4,750	4,752	-12	0%
Household Population	4,764	4,799	4,758	4,750	4,752	-12	0%
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%
Total Housing Units	1,467	1,467	1,467	1,467	1,467	0	0%
Single Family	1,028	1,028	1,028	1,028	1,028	0	0%
Multiple Family	439	439	439	439	439	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,390	1,404	1,409	1,411	1,415	25	2%
Single Family	963	974	978	980	984	21	2%
Multiple Family	427	430	431	431	431	4	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.2%	4.3%	4.0%	3.8%	3.5%	-1.7	-33%
Single Family	6.3%	5.3%	4.9%	4.7%	4.3%	-2.0	-32%
Multiple Family	2.7%	2.1%	1.8%	1.8%	1.8%	-0.9	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.43	3.42	3.38	3.37	3.36	-0.07	-2%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	71	64	47	38	29	-42	-59%
\$15,000-\$29,999	97	94	75	62	46	-51	-53%
\$30,000-\$44,999	159	157	141	124	104	-55	-35%
\$45,000-\$59,999	170	172	164	157	146	-24	-14%
\$60,000-\$74,999	240	223	219	219	204	-36	-15%
\$75,000-\$99,999	256	273	277	279	267	11	4%
\$100,000-\$124,999	184	206	219	223	224	40	22%
\$125,000-\$149,999	86	89	107	121	137	51	59%
\$150,000-\$199,999	60	70	90	110	149	89	148%
\$200,000 or more	67	56	70	78	109	42	63%
Total Households	1,390	1,404	1,409	1,411	1,415	25	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$72,375	\$74,462	\$80,280	\$84,453	\$91,713	\$19,338	27%

***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.

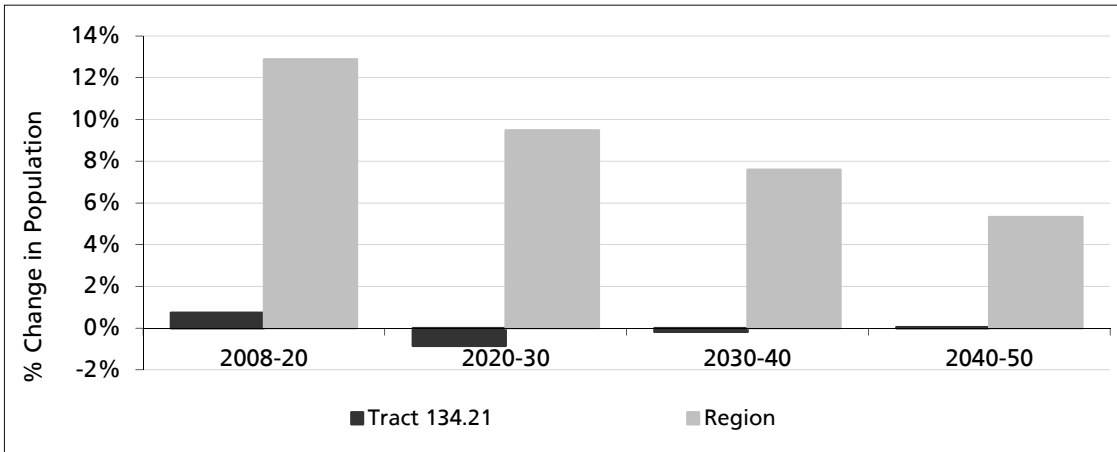
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,764	4,799	4,758	4,750	4,752	-12	0%
Under 5	354	308	283	277	263	-91	-26%
5 to 9	311	337	295	325	317	6	2%
10 to 14	402	452	422	405	350	-52	-13%
15 to 17	245	196	196	189	195	-50	-20%
18 to 19	161	108	126	103	98	-63	-39%
20 to 24	363	266	304	273	275	-88	-24%
25 to 29	281	260	214	188	192	-89	-32%
30 to 34	213	167	140	161	151	-62	-29%
35 to 39	342	287	292	287	303	-39	-11%
40 to 44	455	419	413	402	451	-4	-1%
45 to 49	453	445	412	426	403	-50	-11%
50 to 54	387	351	327	294	244	-143	-37%
55 to 59	292	383	357	322	354	62	21%
60 to 61	82	169	175	178	201	119	145%
62 to 64	108	191	156	192	178	70	65%
65 to 69	157	203	255	192	214	57	36%
70 to 74	51	95	132	140	154	103	202%
75 to 79	37	73	106	140	119	82	222%
80 to 84	40	44	98	136	129	89	223%
85 and over	30	45	55	120	161	131	437%
Median Age	35.8	40.2	41.3	42.1	42.6	6.8	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,764	4,799	4,758	4,750	4,752	-12	0%
Hispanic	1,741	1,886	1,926	1,988	2,088	347	20%
Non-Hispanic	3,023	2,913	2,832	2,762	2,664	-359	-12%
White	1,068	968	852	734	579	-489	-46%
Black	231	244	273	299	325	94	41%
American Indian	13	25	18	27	31	18	138%
Asian	1,507	1,453	1,440	1,419	1,414	-93	-6%
Hawaiian / Pacific Islander	27	32	19	33	39	12	44%
Other	9	34	50	53	44	35	389%
Two or More Races	168	157	180	197	232	64	38%

GROWTH TRENDS IN TOTAL POPULATION



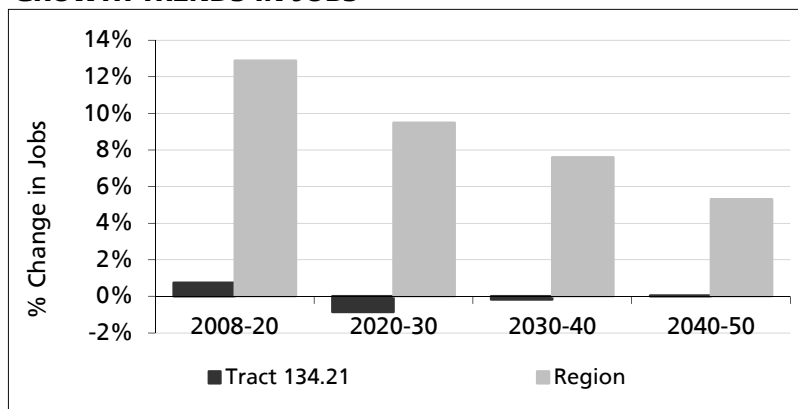
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	946	948	972	972	972	26	3%
Civilian Jobs	946	948	972	972	972	26	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	608	608	608	608	608	0	0%
Developed Acres	607	608	608	608	608	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	176	176	176	176	176	0	0%
Multiple Family	28	28	28	28	28	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	17	18	18	18	18	1	3%
Office	4	4	4	4	4	0	0%
Schools	21	21	21	21	21	0	0%
Roads and Freeways	105	105	105	105	105	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	256	256	256	256	256	0	0%
Vacant Developable Acres	1	0	0	0	0	-1	-100%
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	1	0	0	0	0	-1	-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%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	22.4	22.1	22.7	22.7	22.7	0.3	1%
Residential Density⁴	7.2	7.2	7.2	7.2	7.2	0.0	0%

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).