

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 134.11**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,322</b>	<b>5,333</b>	<b>5,389</b>	<b>5,507</b>	<b>5,563</b>	<b>241</b>	<b>5%</b>
Household Population	5,322	5,333	5,389	5,507	5,563	241	5%
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>1,692</b>	<b>1,719</b>	<b>1,719</b>	<b>1,719</b>	<b>1,719</b>	<b>27</b>	<b>2%</b>
Single Family	1,692	1,719	1,719	1,719	1,719	27	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,637</b>	<b>1,629</b>	<b>1,636</b>	<b>1,641</b>	<b>1,643</b>	<b>6</b>	<b>0%</b>
Single Family	1,637	1,629	1,636	1,641	1,643	6	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.3%</b>	<b>5.2%</b>	<b>4.8%</b>	<b>4.5%</b>	<b>4.4%</b>	<b>1.1</b>	<b>33%</b>
Single Family	3.3%	5.2%	4.8%	4.5%	4.4%	1.1	33%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.25</b>	<b>3.27</b>	<b>3.29</b>	<b>3.36</b>	<b>3.39</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.

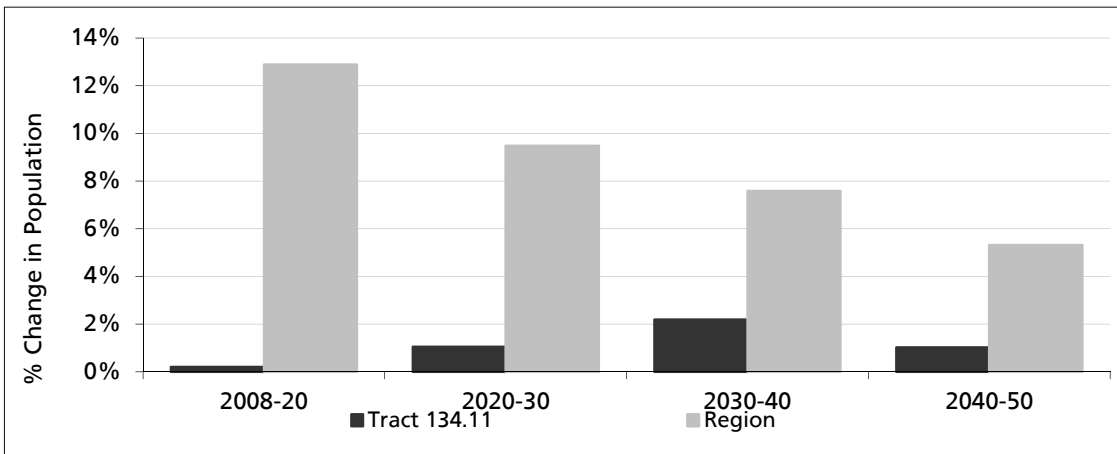
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,322</b>	<b>5,333</b>	<b>5,389</b>	<b>5,507</b>	<b>5,563</b>	<b>241</b>	<b>5%</b>
Under 5	473	422	400	423	435	-38	-8%
5 to 9	177	172	158	164	159	-18	-10%
10 to 14	207	215	198	205	203	-4	-2%
15 to 17	219	183	167	162	163	-56	-26%
18 to 19	160	116	114	112	115	-45	-28%
20 to 24	506	391	427	397	400	-106	-21%
25 to 29	364	324	297	283	281	-83	-23%
30 to 34	135	119	104	125	120	-15	-11%
35 to 39	119	110	119	123	126	7	6%
40 to 44	247	225	245	244	262	15	6%
45 to 49	437	397	358	420	438	1	0%
50 to 54	468	427	403	413	385	-83	-18%
55 to 59	534	587	537	490	560	26	5%
60 to 61	213	278	281	298	343	130	61%
62 to 64	229	315	292	293	296	67	29%
65 to 69	274	387	414	370	340	66	24%
70 to 74	195	289	339	295	259	64	33%
75 to 79	161	169	247	271	234	73	45%
80 to 84	125	105	171	219	187	62	50%
85 and over	79	102	118	200	257	178	225%
Median Age	45.6	49.9	51.3	51.2	51.0	5.4	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,322</b>	<b>5,333</b>	<b>5,389</b>	<b>5,507</b>	<b>5,563</b>	<b>241</b>	<b>5%</b>
Hispanic	1,694	1,820	1,965	2,152	2,374	680	40%
Non-Hispanic	3,628	3,513	3,424	3,355	3,189	-439	-12%
White	2,329	2,143	1,953	1,756	1,469	-860	-37%
Black	47	59	71	85	100	53	113%
American Indian	4	8	12	14	13	9	225%
Asian	1,088	1,103	1,135	1,191	1,253	165	15%
Hawaiian / Pacific Islander	7	7	9	11	11	4	57%
Other	8	25	39	52	58	50	625%
Two or More Races	145	168	205	246	285	140	97%

## GROWTH TRENDS IN TOTAL POPULATION



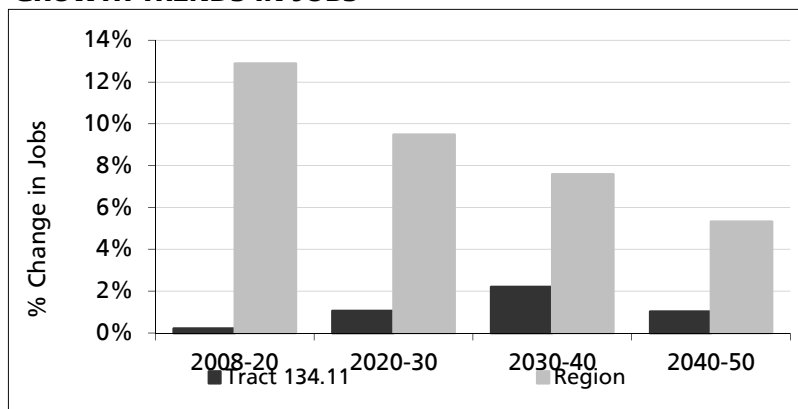
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>513</b>	<b>528</b>	<b>530</b>	<b>530</b>	<b>530</b>	<b>17</b>	<b>3%</b>
Civilian Jobs	513	528	530	530	530	17	3%
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>1,154</b>	<b>1,154</b>	<b>1,154</b>	<b>1,154</b>	<b>1,154</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,137</b>	<b>1,153</b>	<b>1,153</b>	<b>1,153</b>	<b>1,153</b>	<b>15</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	624	640	640	640	640	15	2%
Multiple Family	0	0	0	0	0	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	3	3	3	3	3	0	0%
Commercial/Services	28	28	28	28	28	0	0%
Office	1	1	1	1	1	0	0%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	128	128	128	128	128	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	350	350	350	350	350	0	0%
<b>Vacant Developable Acres</b>	<b>16</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-15</b>	<b>-96%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	1	1	1	1	-15	-96%
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>15.0</b>	<b>15.4</b>	<b>15.5</b>	<b>15.5</b>	<b>15.5</b>	<b>0.5</b>	<b>3%</b>
<b>Residential Density<sup>4</sup></b>	<b>2.7</b>	<b>2.7</b>	<b>2.7</b>	<b>2.7</b>	<b>2.7</b>	<b>0.0</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).