2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 134.16

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,922**	**3,909**	**3,879**	**3,874**	**3,869**	**-53**	**-1%**
Household Population	3,922	3,909	3,879	3,874	3,869	-53	-1%
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	**1,256**	**1,256**	**1,256**	**1,256**	**1,256**	**0**	**0%**
Single Family	1,256	1,256	1,256	1,256	1,256	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,191**	**1,192**	**1,198**	**1,200**	**1,200**	**9**	**1%**
Single Family	1,191	1,192	1,198	1,200	1,200	9	1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.2%**	**5.1%**	**4.6%**	**4.5%**	**4.5%**	**-0.7**	**-13%**
Single Family	5.2%	5.1%	4.6%	4.5%	4.5%	-0.7	-13%
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%
Persons per Household	**3.29**	**3.28**	**3.24**	**3.23**	**3.22**	**-0.07**	**-2%**

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.
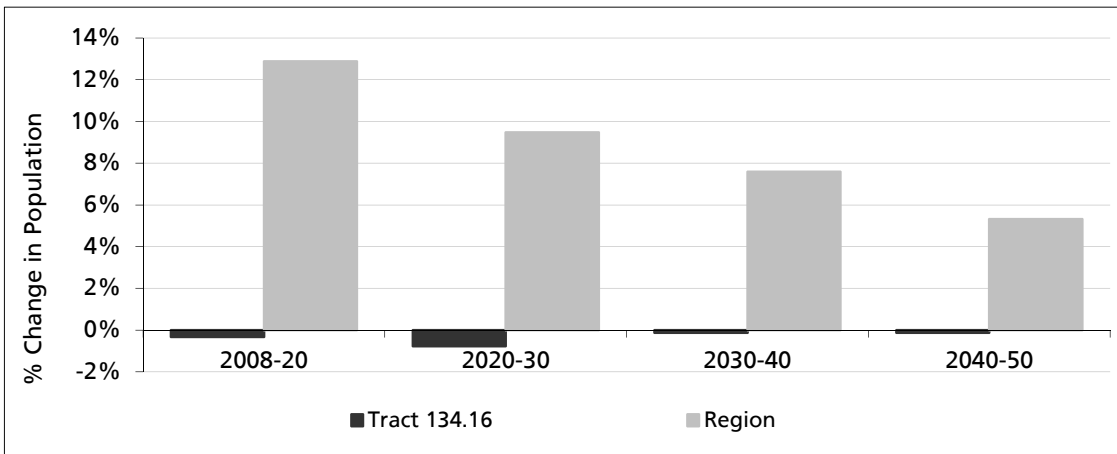
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,922**	**3,909**	**3,879**	**3,874**	**3,869**	**-53**	**-1%**
Under 5	346	297	279	269	246	-100	-29%
5 to 9	198	199	186	184	170	-28	-14%
10 to 14	230	238	214	210	201	-29	-13%
15 to 17	136	120	112	106	107	-29	-21%
18 to 19	105	78	78	75	74	-31	-30%
20 to 24	372	298	330	304	293	-79	-21%
25 to 29	344	325	293	275	262	-82	-24%
30 to 34	210	189	168	177	160	-50	-24%
35 to 39	175	149	161	161	164	-11	-6%
40 to 44	203	181	185	168	176	-27	-13%
45 to 49	224	198	173	196	189	-35	-16%
50 to 54	280	252	223	222	201	-79	-28%
55 to 59	301	332	280	240	274	-27	-9%
60 to 61	113	141	121	108	125	12	11%
62 to 64	139	195	170	167	168	29	21%
65 to 69	157	230	247	217	200	43	27%
70 to 74	118	182	218	189	177	59	50%
75 to 79	122	129	201	232	215	93	76%
80 to 84	77	71	108	157	165	88	114%
85 and over	72	105	132	217	302	230	319%
Median Age	35.6	41.7	43.2	45.2	47.2	11.6	33%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,922**	**3,909**	**3,879**	**3,874**	**3,869**	**-53**	**-1%**
Hispanic	1,331	1,417	1,500	1,607	1,750	419	31%
Non-Hispanic	2,591	2,492	2,379	2,267	2,119	-472	-18%
White	1,842	1,681	1,501	1,315	1,087	-755	-41%
Black	106	129	154	180	209	103	97%
American Indian	11	29	37	40	41	30	273%
Asian	487	489	493	504	523	36	7%
Hawaiian / Pacific Islander	6	6	8	10	10	4	67%
Other	0	0	0	0	0	0	0%
Two or More Races	139	158	186	218	249	110	79%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**827**	**827**	**872**	**872**	**872**	**45**	**5%**
Civilian Jobs	827	827	872	872	872	45	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**533**	**533**	**533**	**533**	**533**	**0**	**0%**
Developed Acres	**533**	**533**	**533**	**533**	**533**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	260	260	260	260	260	0	0%
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	0	0	0	0	0	0	0%
Commercial/Services	16	16	16	16	16	0	0%
Office	0	0	0	0	0	0	0%
Schools	57	57	57	57	57	0	0%
Roads and Freeways	76	76	76	76	76	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	125	125	125	125	125	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
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	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 Density[3]	**11.4**	**11.4**	**12.0**	**12.0**	**12.0**	**0.6**	**5%**
Residential Density[4]	**4.8**	**4.8**	**4.8**	**4.8**	**4.8**	**0.0**	**0%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 134.16 ■ Region
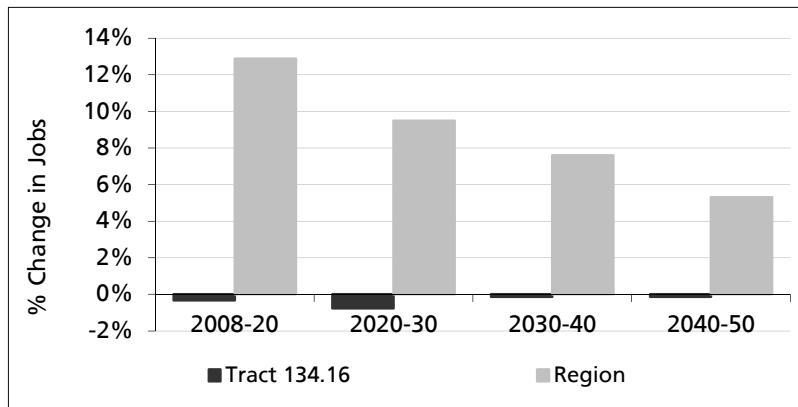
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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