

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 134.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,104	4,253	4,423	4,544	4,620	516	13%
Household Population	4,093	4,235	4,382	4,481	4,542	449	11%
Group Quarters Population	11	18	41	63	78	67	609%
Civilian	11	18	41	63	78	67	609%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,433	1,438	1,463	1,464	1,464	31	2%
Single Family	1,343	1,348	1,373	1,374	1,374	31	2%
Multiple Family	90	90	90	90	90	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,341	1,380	1,408	1,412	1,412	71	5%
Single Family	1,252	1,294	1,321	1,325	1,325	73	6%
Multiple Family	89	86	87	87	87	-2	-2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.4%	4.0%	3.8%	3.6%	3.6%	-2.8	-44%
Single Family	6.8%	4.0%	3.8%	3.6%	3.6%	-3.2	-47%
Multiple Family	1.1%	4.4%	3.3%	3.3%	3.3%	2.2	200%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.05	3.07	3.11	3.17	3.22	0.17	6%

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.

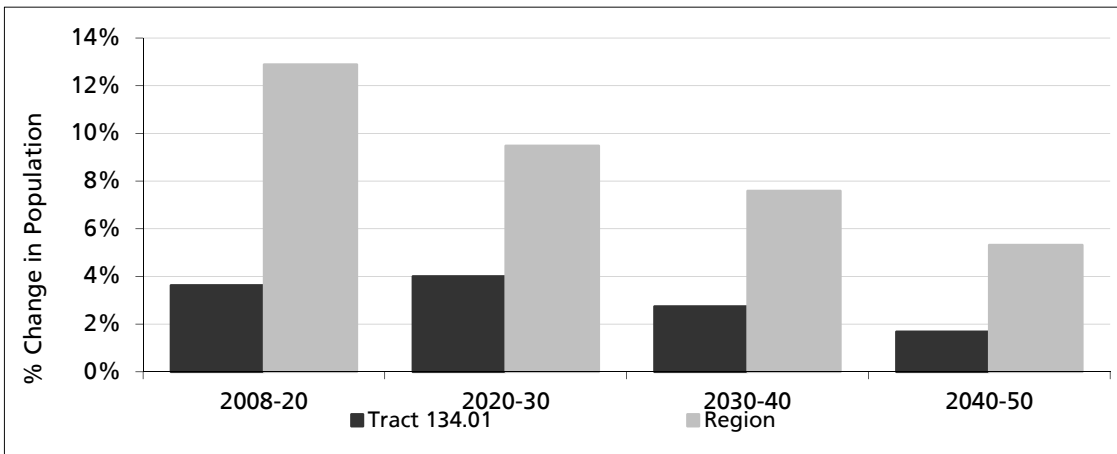
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,104	4,253	4,423	4,544	4,620	516	13%
Under 5	261	226	216	205	191	-70	-27%
5 to 9	212	221	201	195	181	-31	-15%
10 to 14	181	192	171	163	159	-22	-12%
15 to 17	150	128	115	110	110	-40	-27%
18 to 19	96	72	69	63	62	-34	-35%
20 to 24	320	263	287	266	263	-57	-18%
25 to 29	272	273	254	253	241	-31	-11%
30 to 34	178	164	139	157	148	-30	-17%
35 to 39	188	156	165	157	156	-32	-17%
40 to 44	264	236	225	194	228	-36	-14%
45 to 49	265	248	212	231	227	-38	-14%
50 to 54	293	293	283	283	256	-37	-13%
55 to 59	259	312	291	253	293	34	13%
60 to 61	107	128	113	100	118	11	10%
62 to 64	136	200	187	180	175	39	29%
65 to 69	174	279	318	302	270	96	55%
70 to 74	190	294	376	357	343	153	81%
75 to 79	190	208	321	377	367	177	93%
80 to 84	188	161	258	346	342	154	82%
85 and over	180	199	222	352	490	310	172%
Median Age	43.7	48.9	52.8	54.9	56.5	12.8	29%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,104	4,253	4,423	4,544	4,620	516	13%
Hispanic	1,730	1,962	2,147	2,306	2,412	682	39%
Non-Hispanic	2,374	2,291	2,276	2,238	2,208	-166	-7%
White	1,955	1,856	1,819	1,763	1,719	-236	-12%
Black	71	76	77	75	71	0	0%
American Indian	14	11	8	7	8	-6	-43%
Asian	195	211	226	241	254	59	30%
Hawaiian / Pacific Islander	12	10	10	10	10	-2	-17%
Other	10	8	9	9	9	-1	-10%
Two or More Races	117	119	127	133	137	20	17%

GROWTH TRENDS IN TOTAL POPULATION



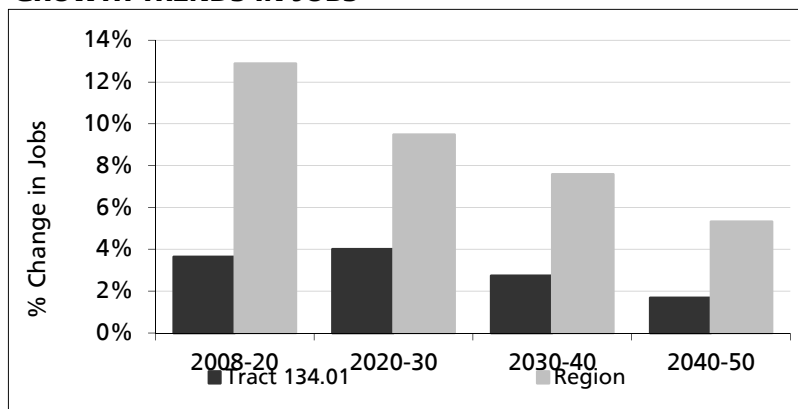
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	764	802	802	802	802	38	5%
Civilian Jobs	764	802	802	802	802	38	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	652	652	652	652	652	0	0%
Developed Acres	643	645	649	649	649	7	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	303	304	309	309	309	6	2%
Multiple Family	7	7	7	7	7	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	2	2	2	2	2	0	0%
Commercial/Services	5	6	6	6	6	1	14%
Office	0	0	0	0	0	0	0%
Schools	77	77	77	77	77	0	0%
Roads and Freeways	230	230	230	230	230	0	0%
Agricultural and Extractive ²	8	8	8	8	8	0	0%
Parks and Military Use	11	11	11	11	11	0	0%
Vacant Developable Acres	7	5	1	0	0	-7	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	5	0	0	0	-6	-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	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	2	2	2	2	2	0	0%
Employment Density³	9.2	9.5	9.5	9.5	9.5	0.4	4%
Residential Density⁴	4.6	4.6	4.6	4.6	4.6	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).