

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Census Tract 134.20**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,674</b>	<b>3,611</b>	<b>3,575</b>	<b>3,565</b>	<b>3,558</b>	<b>-116</b>	<b>-3%</b>
Household Population	3,674	3,611	3,575	3,565	3,558	-116	-3%
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>1,140</b>	<b>1,140</b>	<b>1,140</b>	<b>1,140</b>	<b>1,140</b>	<b>0</b>	<b>0%</b>
Single Family	640	640	640	640	640	0	0%
Multiple Family	500	500	500	500	500	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,115</b>	<b>1,098</b>	<b>1,101</b>	<b>1,102</b>	<b>1,102</b>	<b>-13</b>	<b>-1%</b>
Single Family	618	603	606	607	607	-11	-2%
Multiple Family	497	495	495	495	495	-2	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.2%</b>	<b>3.7%</b>	<b>3.4%</b>	<b>3.3%</b>	<b>3.3%</b>	<b>1.1</b>	<b>50%</b>
Single Family	3.4%	5.8%	5.3%	5.2%	5.2%	1.8	53%
Multiple Family	0.6%	1.0%	1.0%	1.0%	1.0%	0.4	67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.30</b>	<b>3.29</b>	<b>3.25</b>	<b>3.24</b>	<b>3.23</b>	<b>-0.07</b>	<b>-2%</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.

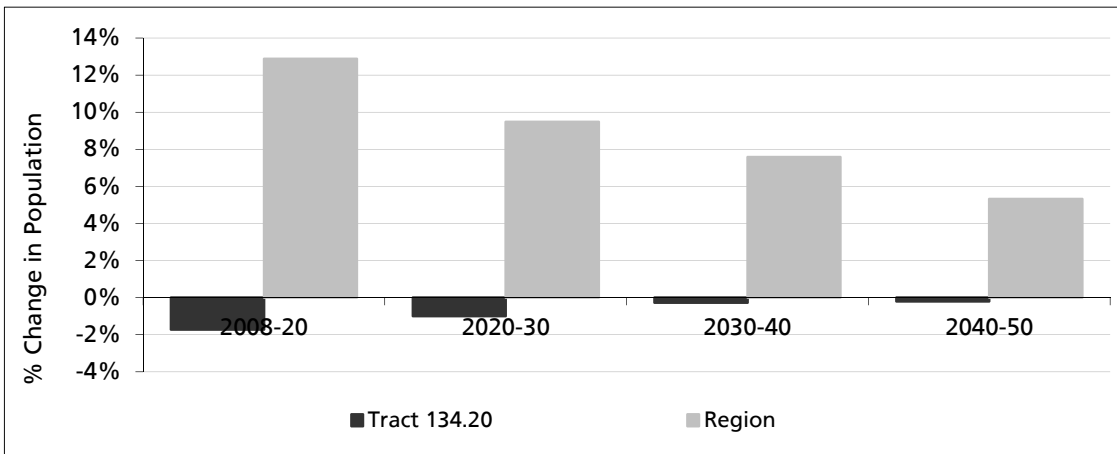
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,674</b>	<b>3,611</b>	<b>3,575</b>	<b>3,565</b>	<b>3,558</b>	<b>-116</b>	<b>-3%</b>
Under 5	281	231	215	203	177	-104	-37%
5 to 9	256	277	267	236	217	-39	-15%
10 to 14	306	335	279	269	299	-7	-2%
15 to 17	147	157	147	134	121	-26	-18%
18 to 19	141	97	89	84	86	-55	-39%
20 to 24	264	204	232	205	172	-92	-35%
25 to 29	200	135	142	164	136	-64	-32%
30 to 34	149	143	114	134	125	-24	-16%
35 to 39	232	209	233	227	215	-17	-7%
40 to 44	338	335	337	274	309	-29	-9%
45 to 49	370	344	295	323	315	-55	-15%
50 to 54	238	239	226	242	238	0	0%
55 to 59	247	280	267	232	239	-8	-3%
60 to 61	120	130	131	145	149	29	24%
62 to 64	109	138	166	130	152	43	39%
65 to 69	75	166	171	211	161	86	115%
70 to 74	63	68	89	91	85	22	35%
75 to 79	63	30	64	76	104	41	65%
80 to 84	40	47	47	83	102	62	155%
85 and over	35	46	64	102	156	121	346%
Median Age	37.0	40.3	41.0	42.3	43.7	6.7	18%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,674</b>	<b>3,611</b>	<b>3,575</b>	<b>3,565</b>	<b>3,558</b>	<b>-116</b>	<b>-3%</b>
Hispanic	1,391	1,351	1,384	1,434	1,485	94	7%
Non-Hispanic	2,283	2,260	2,191	2,131	2,073	-210	-9%
White	842	721	609	503	399	-443	-53%
Black	142	197	230	265	305	163	115%
American Indian	1	9	22	15	9	8	800%
Asian	1,158	1,144	1,103	1,101	1,098	-60	-5%
Hawaiian / Pacific Islander	19	19	34	22	20	1	5%
Other	20	29	32	37	53	33	165%
Two or More Races	101	141	161	188	189	88	87%

## GROWTH TRENDS IN TOTAL POPULATION



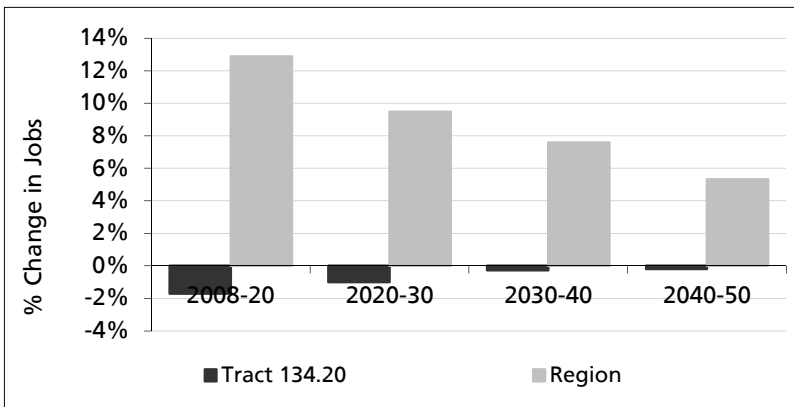
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,306</b>	<b>2,537</b>	<b>2,556</b>	<b>2,556</b>	<b>2,556</b>	<b>250</b>	<b>11%</b>
Civilian Jobs	2,306	2,537	2,556	2,556	2,556	250	11%
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>505</b>	<b>505</b>	<b>505</b>	<b>505</b>	<b>505</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>505</b>	<b>505</b>	<b>505</b>	<b>505</b>	<b>505</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	73	73	73	73	73	0	0%
Multiple Family	27	27	27	27	27	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	6	7	7	7	7	1	25%
Commercial/Services	99	99	99	99	99	0	0%
Office	13	12	12	12	12	-1	-10%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	72	72	72	72	72	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	206	206	206	206	206	0	0%
<b>Vacant Developable Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
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%
<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>18.0</b>	<b>19.8</b>	<b>20.0</b>	<b>20.0</b>	<b>20.0</b>	<b>2.0</b>	<b>11%</b>
<b>Residential Density<sup>4</sup></b>	<b>11.4</b>	<b>11.4</b>	<b>11.4</b>	<b>11.4</b>	<b>11.4</b>	<b>0.0</b>	<b>0%</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).