2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 134.12

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,338**	**5,765**	**5,413**	**5,473**	**5,521**	**183**	**3%**
Household Population	5,194	5,611	5,239	5,277	5,304	110	2%
Group Quarters Population	144	154	174	196	217	73	51%
Civilian	144	154	174	196	217	73	51%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,738**	**1,872**	**1,738**	**1,737**	**1,737**	**-1**	**0%**
Single Family	1,335	1,469	1,465	1,464	1,464	129	10%
Multiple Family	403	403	273	273	273	-130	-32%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,641**	**1,785**	**1,659**	**1,662**	**1,665**	**24**	**1%**
Single Family	1,243	1,389	1,391	1,394	1,397	154	12%
Multiple Family	398	396	268	268	268	-130	-33%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.6%**	**4.6%**	**4.5%**	**4.3%**	**4.1%**	**-1.5**	**-27%**
Single Family	6.9%	5.4%	5.1%	4.8%	4.6%	-2.3	-33%
Multiple Family	1.2%	1.7%	1.8%	1.8%	1.8%	0.6	50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.17**	**3.14**	**3.16**	**3.18**	**3.19**	**0.02**	**1%**

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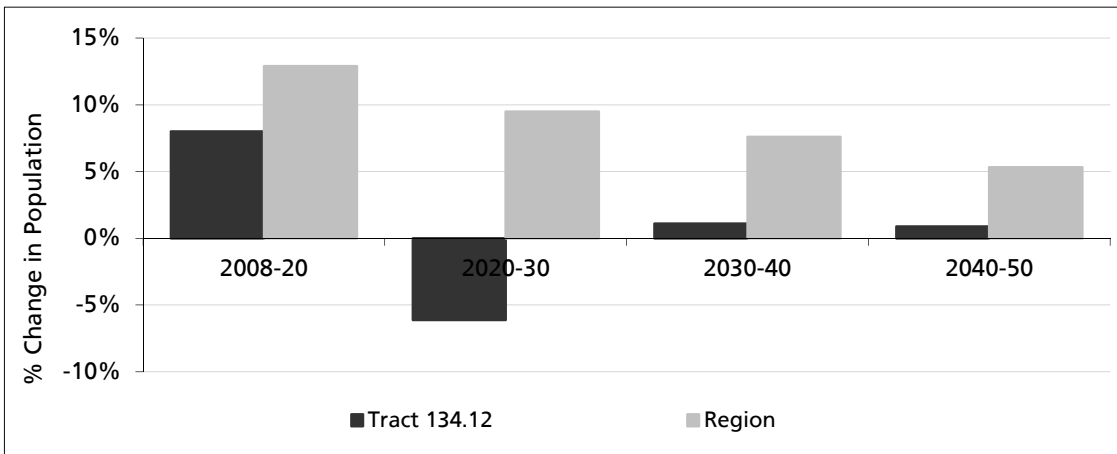
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,338**	**5,765**	**5,413**	**5,473**	**5,521**	**183**	**3%**
Under 5	362	335	288	287	280	-82	-23%
5 to 9	304	340	289	294	286	-18	-6%
10 to 14	313	342	292	287	278	-35	-11%
15 to 17	221	206	181	172	166	-55	-25%
18 to 19	156	120	120	116	112	-44	-28%
20 to 24	369	303	324	290	279	-90	-24%
25 to 29	334	310	271	261	249	-85	-25%
30 to 34	204	191	150	174	164	-40	-20%
35 to 39	253	244	241	252	266	13	5%
40 to 44	425	438	418	385	443	18	4%
45 to 49	494	520	437	491	499	5	1%
50 to 54	423	423	379	387	363	-60	-14%
55 to 59	442	556	492	443	496	54	12%
60 to 61	197	284	273	286	312	115	58%
62 to 64	158	237	203	204	203	45	28%
65 to 69	236	365	361	318	292	56	24%
70 to 74	129	202	236	223	220	91	71%
75 to 79	121	140	202	240	233	112	93%
80 to 84	101	95	144	188	167	66	65%
85 and over	96	114	112	175	213	117	122%
Median Age	41.8	45.5	46.5	47.2	47.4	5.6	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,338**	**5,765**	**5,413**	**5,473**	**5,521**	**183**	**3%**
Hispanic	2,232	2,549	2,521	2,693	2,905	673	30%
Non-Hispanic	3,106	3,216	2,892	2,780	2,616	-490	-16%
White	1,858	1,817	1,517	1,326	1,082	-776	-42%
Black	54	71	81	96	110	56	104%
American Indian	9	22	26	30	31	22	244%
Asian	1,016	1,094	1,034	1,057	1,086	70	7%
Hawaiian / Pacific Islander	11	13	14	15	16	5	45%
Other	7	13	15	17	18	11	157%
Two or More Races	151	186	205	239	273	122	81%

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	**1,967**	**2,055**	**2,176**	**2,206**	**2,224**	**257**	**13%**
Civilian Jobs	1,967	2,055	2,176	2,206	2,224	257	13%
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	**1,133**	**1,133**	**1,133**	**1,133**	**1,133**	**0**	**0%**
Developed Acres	**1,001**	**1,074**	**1,079**	**1,080**	**1,092**	**91**	**9%**
Low Density Single Family	17	16	16	16	16	-1	-9%
Single Family	400	478	477	476	476	76	19%
Multiple Family	22	22	16	16	16	-6	-26%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	10	10	10	10	10	0	0%
Commercial/Services	93	96	102	103	115	22	23%
Office	8	8	14	14	14	6	71%
Schools	28	28	28	28	28	0	0%
Roads and Freeways	127	127	127	127	127	0	0%
Agricultural and Extractive[2]	5	0	0	0	0	-5	-100%
Parks and Military Use	285	285	285	285	285	0	0%
Vacant Developable Acres	**130**	**57**	**52**	**51**	**39**	**-91**	**-70%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	72	1	1	1	1	-71	-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	58	56	51	49	38	-20	-35%
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 Density[3]	**14.0**	**14.4**	**14.1**	**14.2**	**13.3**	**-0.8**	**-6%**
Residential Density[4]	**3.9**	**3.6**	**3.4**	**3.4**	**3.4**	**-0.5**	**-13%**

GROWTH TRENDS IN JOBS
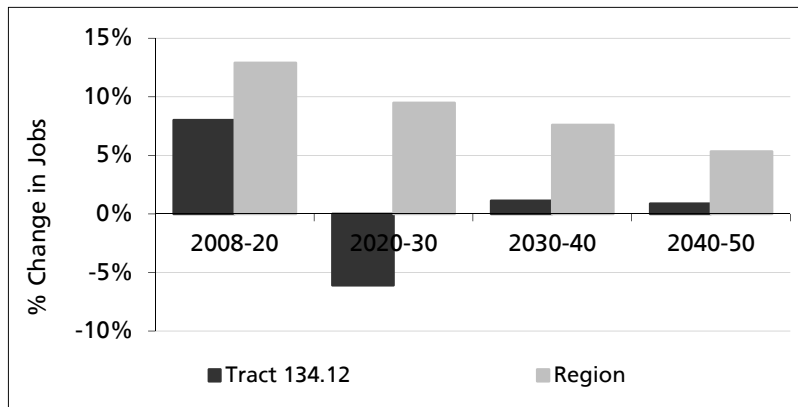
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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