Census Tract 133.13

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	11,005	28,925	45,597	52,415	41,410	376%
Household Population	11,005	28,925	45,597	52,415	41,410	376%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	3,194	8,512	13,386	15,501	12,307	385%
Single Family	1,937	3,330	5,740	5,706	3,769	195%
Multiple Family	1,257	5,182	7,646	9,795	8,538	679%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,085	8,200	13,015	15,048	11,963	388%
Single Family	1,908	3,255	5,647	5,583	3,675	193%
Multiple Family	1,177	4,945	7,368	9,465	8,288	704%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	3.7%	2.8%	2.9%	-0.5	-15%
Single Family	1.5%	2.3%	1.6%	2.2%	0.7	47%
Multiple Family	6.4%	4.6%	3.6%	3.4%	-3.0	-47%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.57	3.53	3.50	3.48	-0.1	-3%

HOUSEHOLD INCOME (real 2010 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 2013 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 Series 13 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 2012 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.
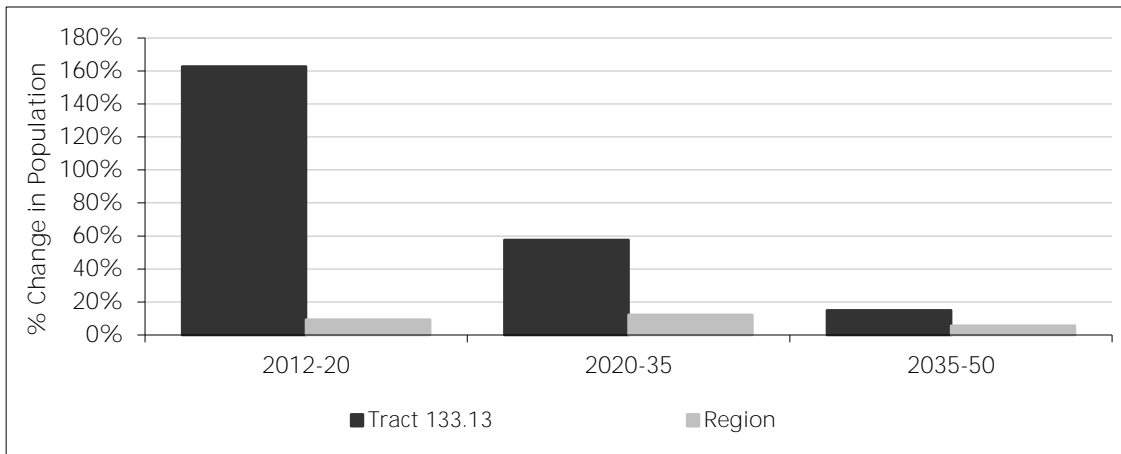
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	11,005	28,925	45,597	52,415	41,410	376%
Under 5	988	2,802	3,669	3,905	2,917	295%
5 to 9	890	2,320	3,399	3,703	2,813	316%
10 to 14	966	2,269	3,612	4,084	3,118	323%
15 to 17	571	1,264	2,020	2,320	1,749	306%
18 to 19	372	690	1,110	1,290	918	247%
20 to 24	662	1,632	2,293	2,682	2,020	305%
25 to 29	788	2,147	2,702	3,008	2,220	282%
30 to 34	1,073	2,600	3,632	3,971	2,898	270%
35 to 39	1,068	2,754	4,169	4,255	3,187	298%
40 to 44	955	2,220	4,021	3,988	3,033	318%
45 to 49	664	1,666	2,711	3,125	2,461	371%
50 to 54	590	1,601	2,638	3,290	2,700	458%
55 to 59	466	1,446	2,220	3,224	2,758	592%
60 to 61	134	471	760	1,010	876	654%
62 to 64	206	733	1,220	1,494	1,288	625%
65 to 69	220	902	1,645	1,985	1,765	802%
70 to 74	134	566	1,304	1,527	1,393	1040%
75 to 79	128	417	1,277	1,625	1,497	1170%
80 to 84	81	237	732	1,057	976	1205%
85 and over	49	188	463	872	823	1680%
Median Age	31.2	32.6	35.4	36.5	5.3	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	11,005	28,925	45,597	52,415	41,410	376%
Hispanic	4,472	12,920	21,379	26,051	21,579	483%
Non-Hispanic	6,533	16,005	24,218	26,364	19,831	304%
White	1,756	4,059	3,847	1,784	28	2%
Black	541	1,457	2,470	3,117	2,576	476%
American Indian	18	68	164	186	168	933%
Asian	3,683	8,898	14,638	16,995	13,312	361%
Hawaiian / Pacific Islander	76	257	621	930	854	1124%
Other	15	63	153	194	179	1193%
Two or More Races	444	1,203	2,325	3,158	2,714	611%

GROWTH TRENDS IN TOTAL POPULATION

■ Tract 133.13   ■ Region

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	3,193	5,199	8,510	9,343	6,150	193%
Civilian Jobs	3,193	5,199	8,510	9,343	6,150	193%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,627	4,627	4,627	4,627	0	0%
Developed Acres	2,169	2,822	3,884	4,061	1,892	87%
Low Density Single Family	0	0	0	0	0	0%
Single Family	228	561	561	562	334	146%
Multiple Family	65	214	574	669	604	932%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	90	114	114	114	--
Industrial	81	130	232	289	209	258%
Commercial/Services	89	109	120	125	36	40%
Office	0	0	0	0	0	0%
Schools	166	176	176	176	10	6%
Roads and Freeways	444	444	444	444	0	0%
Agricultural and Extractive[2]	540	540	540	540	0	0%
Parks and Military Use	557	557	1,123	1,143	586	105%
Vacant Developable Acres	2,271	1,623	560	383	-1,888	-83%
Low Density Single Family	0	0	0	0	0	0%
Single Family	676	342	342	338	-337	-50%
Multiple Family	604	455	95	4	-600	-99%
Mixed Use	109	24	0	0	-109	-100%
Industrial	209	160	57	0	-209	-100%
Commercial/Services	36	15	4	0	-36	-100%
Office	0	0	0	0	0	0%
Schools	10	0	0	0	-10	-100%
Parks and Other	586	586	20	0	-586	-100%
Future Roads and Freeways	41	41	41	41	0	0%
Constrained Acres	182	182	182	182	0	0%
Employment Density[3]	9.5	11.3	14.5	14.4	4.9	52%
Residential Density[4]	10.9	10.4	11.2	12.0	1.1	10%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 133.13 ■ Region
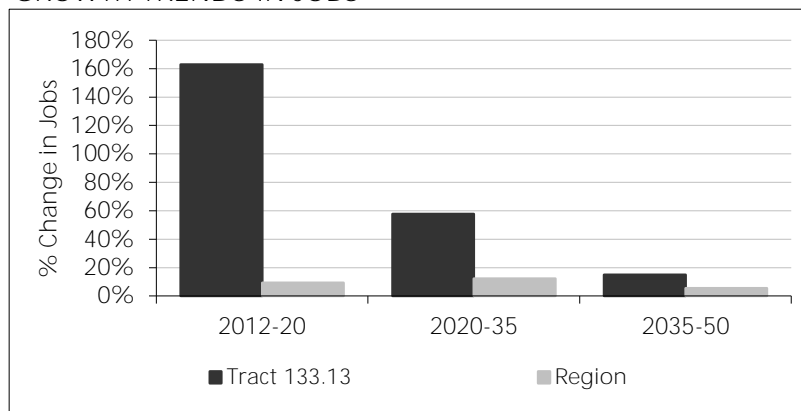
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

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