SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 20.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,576	2,645	2,633	2,620	44	2%
Household Population	2,576	2,645	2,633	2,620	44	2%
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	1,197	1,199	1,200	1,200	3	0%
Single Family	913	915	911	911	-2	0%
Multiple Family	284	284	289	289	5	2%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,135	1,134	1,132	1,126	-9	-1%
Single Family	876	877	873	871	-5	-1%
Multiple Family	259	257	259	255	-4	-2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	5.4%	5.7%	6.2%	1.0	19%
Single Family	4.1%	4.2%	4.2%	4.4%	0.3	7%
Multiple Family	8.8%	9.5%	10.4%	11.8%	3.0	34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.27	2.33	2.33	2.33	0.1	3%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Households by Income Category						
Less than $15,000	93	138	117	111	18	19%
$15,000-$29,999	105	163	129	124	19	18%
$30,000-$44,999	84	83	121	112	28	33%
$45,000-$59,999	123	128	103	64	-59	-48%
$60,000-$74,999	131	71	95	102	-29	-22%
$75,000-$99,999	102	153	115	123	21	21%
$100,000-$124,999	130	80	106	119	-11	-8%
$125,000-$149,999	84	83	66	54	-30	-36%
$150,000-$199,999	93	110	104	129	36	39%
$200,000 or more	190	125	176	188	-2	-1%
Total Households	1,135	1,134	1,132	1,126	-9	-1%
Median Household Income Adjusted for inflation ($2010)	$82,721	$71,620	$75,217	$85,163	$2,442	3%

*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.
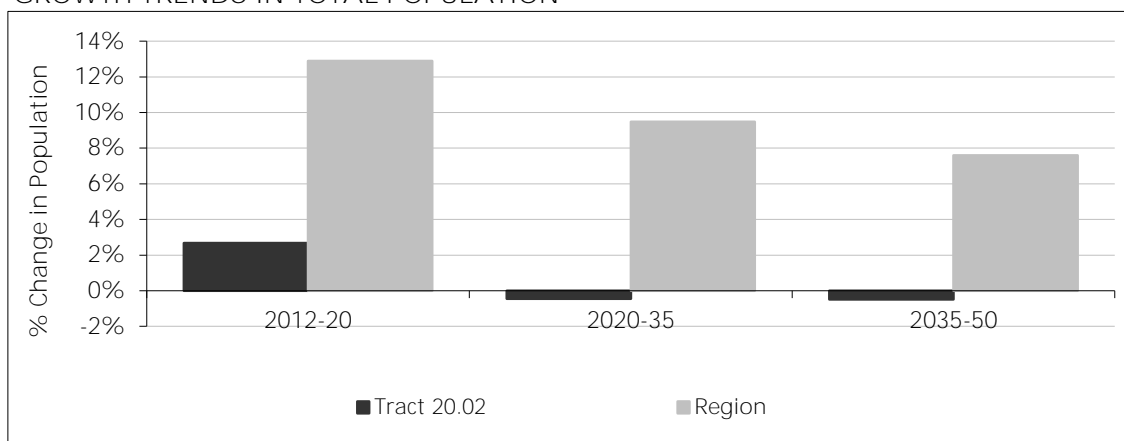
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 20.02
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,576	2,645	2,633	2,620	44	2%
Under 5	155	191	232	234	79	51%
5 to 9	144	167	202	218	74	51%
10 to 14	146	144	180	193	47	32%
15 to 17	43	41	55	58	15	35%
18 to 19	35	36	52	64	29	83%
20 to 24	233	222	217	249	16	7%
25 to 29	194	210	214	215	21	11%
30 to 34	175	184	195	198	23	13%
35 to 39	187	219	198	169	-18	-10%
40 to 44	212	197	214	189	-23	-11%
45 to 49	234	190	188	177	-57	-24%
50 to 54	195	160	156	181	-14	-7%
55 to 59	189	176	117	122	-67	-35%
60 to 61	75	87	70	77	2	3%
62 to 64	98	107	72	73	-25	-26%
65 to 69	109	141	100	77	-32	-29%
70 to 74	47	72	72	63	16	34%
75 to 79	30	37	56	50	20	67%
80 to 84	29	24	17	1	-28	-97%
85 and over	46	40	26	12	-34	-74%
Median Age	39.4	37.9	34.2	32.0	-7.4	-19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,576	2,645	2,633	2,620	44	2%
Hispanic	445	655	1,425	1,916	1,471	331%
Non-Hispanic	2,131	1,990	1,208	704	-1,427	-67%
White	1,797	1,579	548	0	-1,797	-100%
Black	141	166	208	167	26	18%
American Indian	3	3	3	3	0	0%
Asian	112	146	282	328	216	193%
Hawaiian / Pacific Islander	7	9	16	20	13	186%
Other	2	2	2	2	0	0%
Two or More Races	69	85	149	184	115	167%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 20.02
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	66	66	66	66	0	0%
Civilian Jobs	66	66	66	66	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	308	308	308	308	0	0%
Developed Acres	249	249	249	249	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	162	162	162	162	0	0%
Multiple Family	8	8	8	8	0	5%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	1	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	68	68	68	68	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	59	59	59	59	0	0%
Employment Density[3]	107.6	107.6	107.6	107.6	--	#VALUE!
Residential Density[4]	7.1	7.1	7.1	7.1	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 20.02   ■ Region
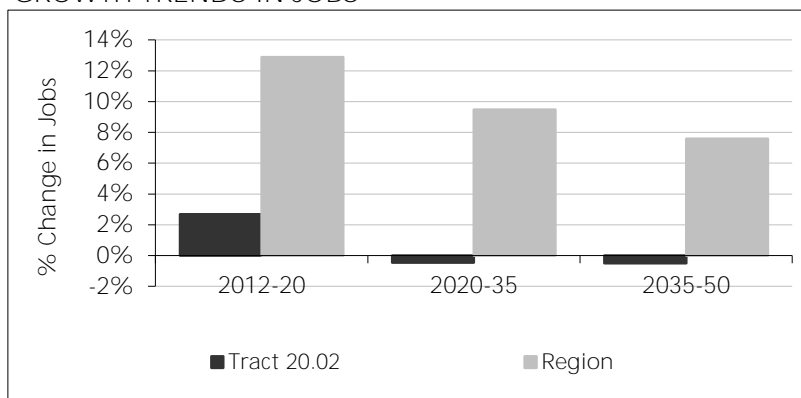
Notes:

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

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 20.02
Page 3 of 3