SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,672	4,801	7,466	7,278	2,606	56%
Household Population	4,281	4,422	7,071	6,874	2,593	61%
Group Quarters Population	391	379	395	404	13	3%
Civilian	391	379	395	404	13	3%
Military	0	0	0	0	0	0%
Total Housing Units	3,226	3,343	5,348	5,643	2,417	75%
Single Family	15	15	12	12	-3	-20%
Multiple Family	3,211	3,328	5,336	5,631	2,420	75%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,915	2,894	4,676	4,418	1,503	52%
Single Family	21	20	15	15	-6	-29%
Multiple Family	2,894	2,874	4,661	4,403	1,509	52%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.6%	13.4%	12.6%	21.7%	12.1	126%
Single Family	-40.0%	-33.3%	-25.0%	-25.0%	15.0	-38%
Multiple Family	9.9%	13.6%	12.6%	21.8%	11.9	120%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.47	1.53	1.51	1.56	0.1	6%

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.
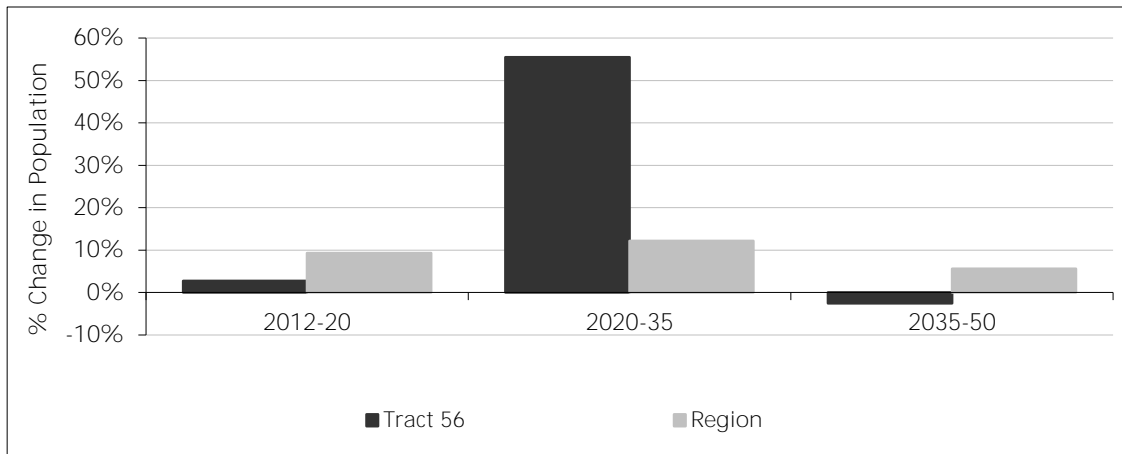
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 56
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,672	4,801	7,466	7,278	2,606	56%
Under 5	172	194	268	279	107	62%
5 to 9	81	84	120	120	39	48%
10 to 14	49	43	66	63	14	29%
15 to 17	28	24	38	34	6	21%
18 to 19	41	30	50	36	-5	-12%
20 to 24	137	124	182	147	10	7%
25 to 29	763	726	884	850	87	11%
30 to 34	833	811	1,005	1,066	233	28%
35 to 39	478	536	738	702	224	47%
40 to 44	389	353	604	480	91	23%
45 to 49	283	234	391	306	23	8%
50 to 54	259	210	342	309	50	19%
55 to 59	255	264	332	375	120	47%
60 to 61	92	113	150	150	58	63%
62 to 64	115	134	168	181	66	57%
65 to 69	172	234	350	350	178	103%
70 to 74	179	288	603	522	343	192%
75 to 79	133	169	487	440	307	231%
80 to 84	135	136	439	467	332	246%
85 and over	78	94	249	401	323	414%
Median Age	37.4	38.4	43.2	43.6	6.2	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,672	4,801	7,466	7,278	2,606	56%
Hispanic	753	940	1,899	2,182	1,429	190%
Non-Hispanic	3,919	3,861	5,567	5,096	1,177	30%
White	3,032	2,917	3,938	3,406	374	12%
Black	263	265	332	248	-15	-6%
American Indian	15	12	14	11	-4	-27%
Asian	438	483	946	1,058	620	142%
Hawaiian / Pacific Islander	9	12	26	30	21	233%
Other	12	10	12	11	-1	-8%
Two or More Races	150	162	299	332	182	121%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
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October 2013
Tract 56
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	5,733	6,558	6,966	6,994	1,261	22%
Civilian Jobs	5,733	6,558	6,966	6,994	1,261	22%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,354	1,354	1,354	1,354	0	0%
Developed Acres	1,298	1,336	1,343	1,354	56	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	-33%
Multiple Family	20	21	28	35	15	72%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	2	4	4	4	--
Industrial	29	31	34	29	0	1%
Commercial/Services	384	383	382	382	-2	-1%
Office	8	7	4	4	-4	-48%
Schools	66	66	66	66	0	0%
Roads and Freeways	243	243	243	243	0	0%
Agricultural and Extractive[2]	12	12	12	12	0	0%
Parks and Military Use	536	569	569	579	43	8%
Vacant Developable Acres	55	18	11	0	-55	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	5	5	0	0	-5	-100%
Mixed Use	1	1	0	0	-1	-100%
Industrial	7	4	1	0	-7	-100%
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	43	9	9	0	-43	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density[3]	11.8	13.4	14.3	14.5	2.7	23%
Residential Density[4]	145.5	140.5	168.6	146.7	1.3	1%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs for Tract 56 and Region over periods 2012-20, 2020-35, 2035-50.
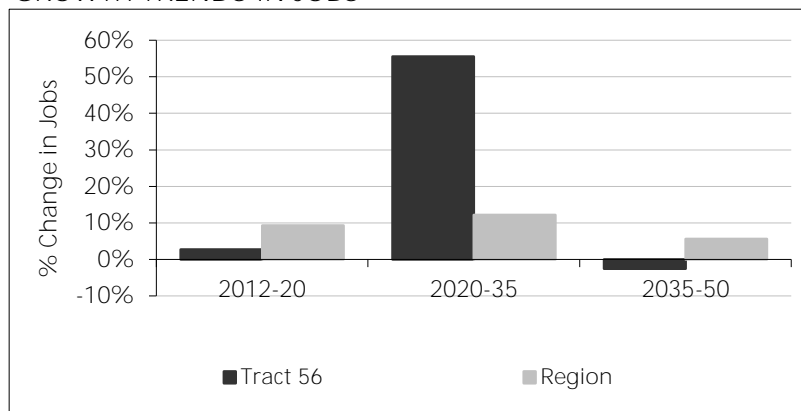
Notes:

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

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October 2013
Tract 56
Page 3 of 3