POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,262	4,603	4,592	4,420	2,158	95%
Household Population	2,140	4,482	4,463	4,285	2,145	100%
Group Quarters Population	122	121	129	135	13	11%
Civilian	122	121	129	135	13	11%
Military	0	0	0	0	0	0%
Total Housing Units	1,585	2,914	2,983	2,983	1,398	88%
Single Family	30	30	99	99	69	230%
Multiple Family	1,555	2,884	2,884	2,884	1,329	85%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,300	2,501	2,501	2,410	1,110	85%
Single Family	28	27	98	98	70	250%
Multiple Family	1,272	2,474	2,403	2,312	1,040	82%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	18.0%	14.2%	16.2%	19.2%	1.2	7%
Single Family	6.7%	10.0%	1.0%	1.0%	-5.7	-85%
Multiple Family	18.2%	14.2%	16.7%	19.8%	1.6	9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.65	1.79	1.78	1.78	0.1	8%

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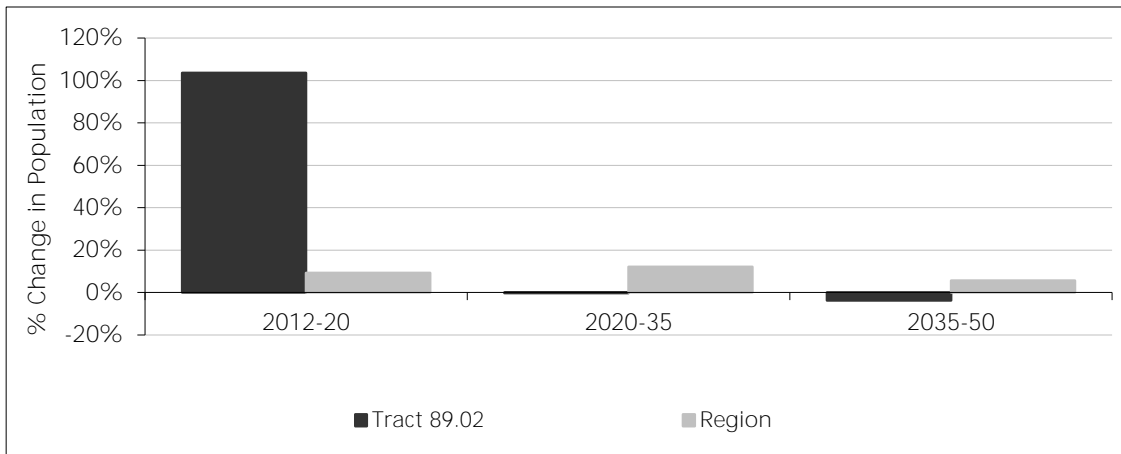
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 89.02
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	2,262	4,603	4,592	4,420	2,158	95%
Under 5	95	217	196	203	108	114%
5 to 9	42	89	84	82	40	95%
10 to 14	29	52	54	49	20	69%
15 to 17	11	18	23	23	12	109%
18 to 19	13	18	19	20	7	54%
20 to 24	133	230	221	179	46	35%
25 to 29	373	693	556	541	168	45%
30 to 34	281	545	450	488	207	74%
35 to 39	192	424	373	351	159	83%
40 to 44	168	305	345	286	118	70%
45 to 49	134	228	245	211	77	57%
50 to 54	140	238	256	239	99	71%
55 to 59	139	284	233	262	123	88%
60 to 61	49	112	84	86	37	76%
62 to 64	78	183	150	155	77	99%
65 to 69	120	327	324	330	210	175%
70 to 74	69	220	254	193	124	180%
75 to 79	61	155	259	182	121	198%
80 to 84	67	130	256	242	175	261%
85 and over	68	135	210	298	230	338%
Median Age	39.0	40.3	44.6	44.8	5.8	15%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	2,262	4,603	4,592	4,420	2,158	95%
Hispanic	361	883	1,142	1,342	981	272%
Non-Hispanic	1,901	3,720	3,450	3,078	1,177	62%
White	1,521	2,896	2,443	1,965	444	29%
Black	100	216	232	242	142	142%
American Indian	6	12	12	11	5	83%
Asian	183	396	511	571	388	212%
Hawaiian / Pacific Islander	15	34	46	54	39	260%
Other	6	12	12	11	5	83%
Two or More Races	70	154	194	224	154	220%

GROWTH TRENDS IN TOTAL POPULATION

■ Tract 89.02   ■ Region

Source: Series 13 Regional Growth Forecast

SANDAG

www.sandag.org

October 2013

Tract 89.02

Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	9,775	12,191	13,412	13,877	4,102	42%
Civilian Jobs	9,775	12,191	13,412	13,877	4,102	42%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	771	771	771	771	0	0%
Developed Acres	528	629	635	642	114	22%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	3	0	0%
Multiple Family	38	38	38	38	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	93	93	93	93	--
Industrial	20	6	6	6	-13	-68%
Commercial/Services	305	313	314	319	14	4%
Office	32	32	36	39	7	20%
Schools	0	0	0	0	0	0%
Roads and Freeways	122	135	135	135	13	11%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	114	13	7	0	-114	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	93	0	0	0	-93	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	14	7	5	0	-14	-98%
Office	7	7	3	0	-7	-99%
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	129	129	129	129	0	0%
Employment Density[3]	27.3	30.6	33.2	33.8	6.4	23%
Residential Density[4]	38.3	33.1	33.9	33.9	-4.5	-12%

GROWTH TRENDS IN JOBS

■ Tract 89.02　■ Region
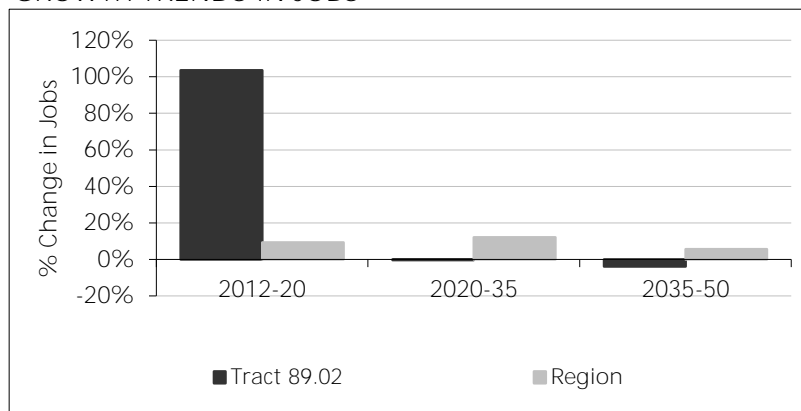
Notes:

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 residential acre (single family, multiple

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

October 2013
Tract 89.02
Page 3 of 3