SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,710	5,156	6,151	7,040	3,330	90%
Household Population	3,710	5,156	6,151	7,040	3,330	90%
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	1,096	1,460	1,690	1,912	816	74%
Single Family	195	195	258	200	5	3%
Multiple Family	636	1,000	1,432	1,712	1,076	169%
Mobile Homes	265	265	0	0	-265	-100%
Occupied Housing Units	985	1,341	1,614	1,855	870	88%
Single Family	158	152	234	186	28	18%
Multiple Family	588	949	1,380	1,669	1,081	184%
Mobile Homes	239	240	0	0	-239	-100%
Vacancy Rate	10.1%	8.2%	4.5%	3.0%	-7.1	-70%
Single Family	19.0%	22.1%	9.3%	7.0%	-12.0	-63%
Multiple Family	7.5%	5.1%	3.6%	2.5%	-5.0	-67%
Mobile Homes	9.8%	9.4%	0.0%	0.0%	-9.8	-100%
Persons per Household	3.77	3.84	3.81	3.80	0.0	1%

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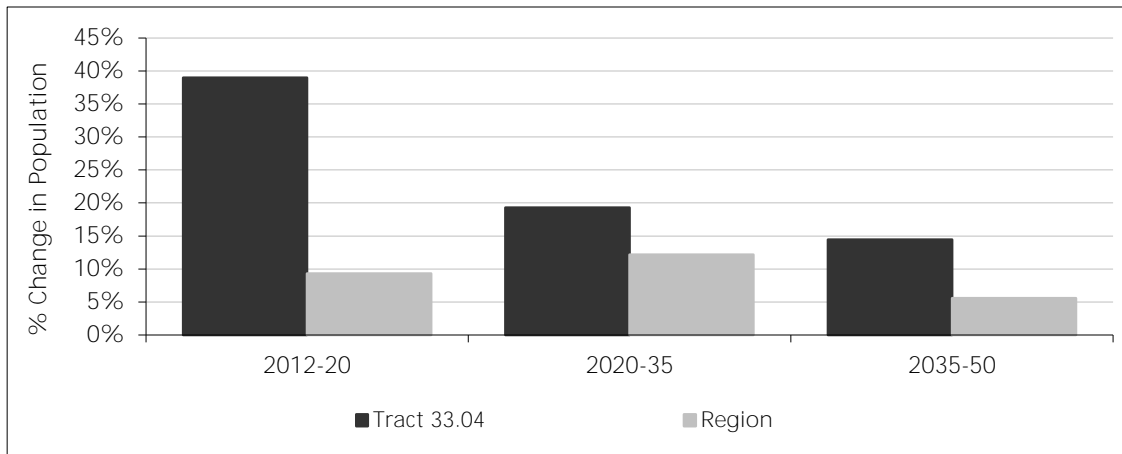
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 33.04
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,710	5,156	6,151	7,040	3,330	90%
Under 5	293	462	480	504	211	72%
5 to 9	374	508	586	628	254	68%
10 to 14	381	474	550	625	244	64%
15 to 17	236	274	306	365	129	55%
18 to 19	149	157	162	184	35	23%
20 to 24	313	422	406	476	163	52%
25 to 29	241	368	368	409	168	70%
30 to 34	247	343	422	443	196	79%
35 to 39	261	360	473	467	206	79%
40 to 44	265	325	476	466	201	76%
45 to 49	252	322	379	455	203	81%
50 to 54	165	227	255	329	164	99%
55 to 59	137	214	231	344	207	151%
60 to 61	57	98	101	124	67	118%
62 to 64	49	88	105	130	81	165%
65 to 69	91	183	233	265	174	191%
70 to 74	61	116	187	190	129	211%
75 to 79	57	90	199	247	190	333%
80 to 84	36	51	108	154	118	328%
85 and over	45	74	124	235	190	422%
Median Age	27.3	28.8	32.6	33.7	6.4	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,710	5,156	6,151	7,040	3,330	90%
Hispanic	2,491	3,610	4,494	5,386	2,895	116%
Non-Hispanic	1,219	1,546	1,657	1,654	435	36%
White	167	192	153	100	-67	-40%
Black	447	543	427	272	-175	-39%
American Indian	7	11	18	21	14	200%
Asian	524	697	919	1,086	562	107%
Hawaiian / Pacific Islander	16	22	28	33	17	106%
Other	6	9	12	14	8	133%
Two or More Races	52	72	100	128	76	146%

GROWTH TRENDS IN TOTAL POPULATION

Bar chart: % Change in Population by period (2012-20, 2020-35, 2035-50), comparing Tract 33.04 and Region.

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

October 2013
Tract 33.04
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	726	780	780	780	54	7%
Civilian Jobs	726	780	780	780	54	7%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	144	144	144	144	0	0%
Developed Acres	129	136	136	139	10	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	22	22	22	13	-9	-40%
Multiple Family	26	30	54	66	41	159%
Mobile Homes	23	23	0	0	-23	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	3	1	1	1	-2	-65%
Commercial/Services	21	20	19	19	-2	-9%
Office	2	2	2	2	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	30	32	32	32	2	6%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	0	0%
Vacant Developable Acres	10	3	3	0	-10	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	5	3	3	0	-5	-100%
Mixed Use	3	0	0	0	-3	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-100%
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	5	5	5	5	0	0%
Employment Density[3]	28.4	32.0	33.2	33.2	4.8	17%
Residential Density[4]	15.4	18.9	21.7	23.5	8.1	52%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 33.04 ■ Region
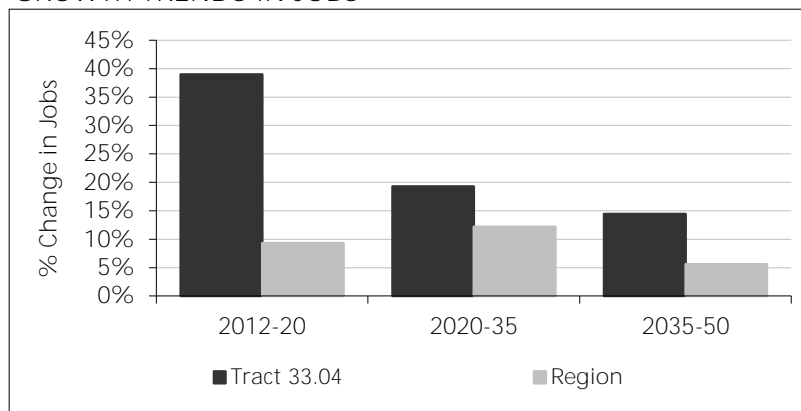
Notes:

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 33.04
Page 3 of 3