SANDAG

Census Tract 85.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,646	4,090	4,738	4,728	2,082	79%
Household Population	2,579	4,035	4,655	4,621	2,042	79%
Group Quarters Population	67	55	83	107	40	60%
Civilian	67	55	83	107	40	60%
Military	0	0	0	0	0	0%
Total Housing Units	1,362	2,083	2,210	2,211	849	62%
Single Family	144	144	144	144	0	0%
Multiple Family	893	1,939	2,066	2,067	1,174	131%
Mobile Homes	325	0	0	0	-325	-100%
Occupied Housing Units	1,225	1,841	2,107	2,096	871	71%
Single Family	151	151	151	150	-1	-1%
Multiple Family	749	1,690	1,956	1,946	1,197	160%
Mobile Homes	325	0	0	0	-325	-100%
Vacancy Rate	10.1%	11.6%	4.7%	5.2%	-4.9	-49%
Single Family	-4.9%	-4.9%	-4.9%	-4.2%	0.7	-14%
Multiple Family	16.1%	12.8%	5.3%	5.9%	-10.2	-63%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.11	2.19	2.21	2.20	0.1	4%

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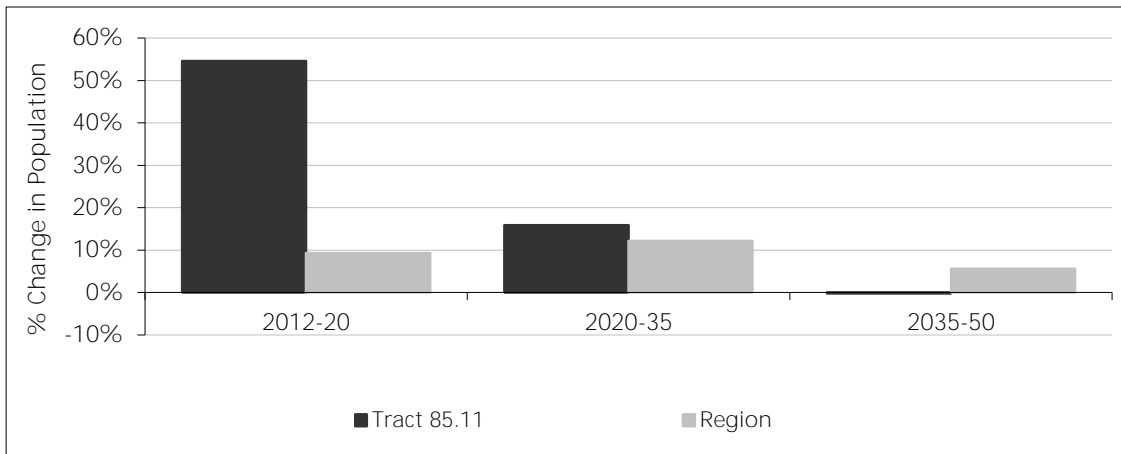
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 85.11
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,646	4,090	4,738	4,728	2,082	79%
Under 5	166	290	302	314	148	89%
5 to 9	77	126	152	148	71	92%
10 to 14	89	128	158	157	68	76%
15 to 17	58	75	92	92	34	59%
18 to 19	48	51	64	62	14	29%
20 to 24	137	186	204	189	52	38%
25 to 29	341	503	465	467	126	37%
30 to 34	375	561	548	607	232	62%
35 to 39	243	403	426	411	168	69%
40 to 44	177	246	325	272	95	54%
45 to 49	182	243	307	265	83	46%
50 to 54	185	245	292	270	85	46%
55 to 59	155	244	242	278	123	79%
60 to 61	38	66	57	56	18	47%
62 to 64	80	141	136	150	70	88%
65 to 69	78	167	204	216	138	177%
70 to 74	61	151	224	204	143	234%
75 to 79	51	96	188	153	102	200%
80 to 84	63	93	208	191	128	203%
85 and over	42	75	144	226	184	438%
Median Age	35.7	36.6	39.5	39.0	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,646	4,090	4,738	4,728	2,082	79%
Hispanic	435	791	1,101	1,259	824	189%
Non-Hispanic	2,211	3,299	3,637	3,469	1,258	57%
White	1,329	1,877	1,706	1,343	14	1%
Black	107	171	198	203	96	90%
American Indian	11	15	16	15	4	36%
Asian	627	1,012	1,416	1,561	934	149%
Hawaiian / Pacific Islander	29	49	72	89	60	207%
Other	7	10	10	10	3	43%
Two or More Races	101	165	219	248	147	146%

GROWTH TRENDS IN TOTAL POPULATION

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

October 2013
Tract 85.11
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	81,190	88,770	92,578	94,931	13,741	17%
Civilian Jobs	81,190	88,770	92,578	94,931	13,741	17%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	3,797	3,797	3,797	3,797	0	0%
Developed Acres	3,650	3,707	3,740	3,753	103	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	21	21	21	21	0	0%
Multiple Family	36	51	52	52	17	47%
Mobile Homes	34	0	0	0	-34	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	3	3	3	--
Industrial	1,580	1,601	1,613	1,617	37	2%
Commercial/Services	507	509	512	508	0	0%
Office	436	488	503	516	80	18%
Schools	32	32	32	32	0	0%
Roads and Freeways	776	776	776	776	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	228	229	229	229	1	0%
Vacant Developable Acres	101	44	13	0	-101	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	17	2	0	0	-17	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	45	24	7	0	-45	-100%
Commercial/Services	6	4	2	0	-6	-100%
Office	32	14	4	0	-32	-100%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	46	46	46	46	0	0%
Employment Density[3]	31.8	33.8	34.8	35.5	3.7	12%
Residential Density[4]	15.1	29.1	29.7	29.7	14.6	96%

GROWTH TRENDS IN JOBS
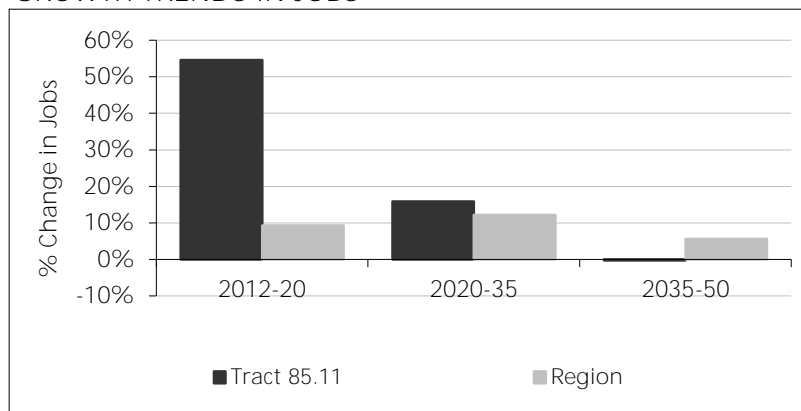
Notes:

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 85.11
Page 3 of 3