SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	15,411	30,721	41,894	41,621	26,210	170%
Household Population	15,411	30,721	41,894	41,621	26,210	170%
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	4,363	8,840	12,138	12,219	7,856	180%
Single Family	3,327	3,356	4,084	4,084	757	23%
Multiple Family	1,036	5,484	8,054	8,135	7,099	685%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,297	8,598	11,835	11,809	7,512	175%
Single Family	3,261	3,271	4,001	3,980	719	22%
Multiple Family	1,036	5,327	7,834	7,829	6,793	656%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.5%	2.7%	2.5%	3.4%	1.9	127%
Single Family	2.0%	2.5%	2.0%	2.5%	0.5	25%
Multiple Family	0.0%	2.9%	2.7%	3.8%	3.8	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.59	3.57	3.54	3.52	-0.1	-2%

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	27	331	344	288	261	967%
$15,000-$29,999	83	443	560	453	370	446%
$30,000-$44,999	142	656	778	622	480	338%
$45,000-$59,999	383	745	918	821	438	114%
$60,000-$74,999	422	1,009	1,114	928	506	120%
$75,000-$99,999	790	1,294	1,891	1,941	1,151	146%
$100,000-$124,999	912	1,117	1,532	1,321	409	45%
$125,000-$149,999	469	1,011	1,230	1,342	873	186%
$150,000-$199,999	666	1,128	1,809	1,991	1,325	199%
$200,000 or more	403	864	1,659	2,102	1,699	422%
Total Households	4,297	8,598	11,835	11,809	7,512	175%
Median Household Income Adjusted for inflation ($2010)	$108,265	$96,542	$105,100	$116,115	$7,850	7%

*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.
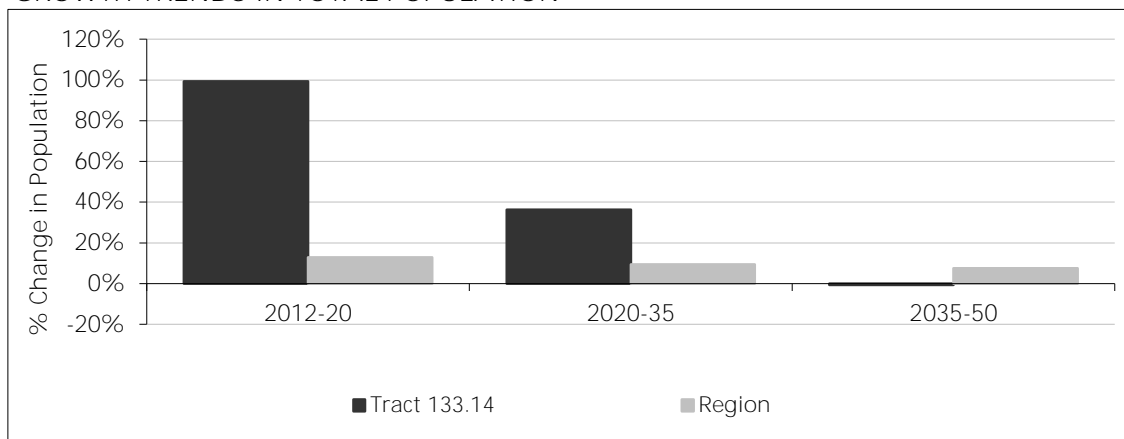
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 133.14
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	15,411	30,721	41,894	41,621	26,210	170%
Under 5	1,338	2,864	3,289	3,050	1,712	128%
5 to 9	1,474	2,933	3,696	3,484	2,010	136%
10 to 14	1,454	2,635	3,561	3,485	2,031	140%
15 to 17	879	1,506	2,030	2,038	1,159	132%
18 to 19	520	756	1,031	1,060	540	104%
20 to 24	851	1,669	2,049	2,085	1,234	145%
25 to 29	790	1,642	1,800	1,725	935	118%
30 to 34	1,344	2,508	3,090	2,908	1,564	116%
35 to 39	1,593	3,154	4,154	3,654	2,061	129%
40 to 44	1,521	2,686	4,204	3,587	2,066	136%
45 to 49	1,249	2,381	3,401	3,494	2,245	180%
50 to 54	785	1,623	2,318	2,560	1,775	226%
55 to 59	566	1,337	1,705	2,141	1,575	278%
60 to 61	179	482	637	728	549	307%
62 to 64	242	676	1,005	1,100	858	355%
65 to 69	231	751	1,326	1,450	1,219	528%
70 to 74	167	545	1,123	1,133	966	578%
75 to 79	95	239	671	760	665	700%
80 to 84	77	171	450	568	491	638%
85 and over	56	163	354	611	555	991%
Median Age	31.5	32.7	35.5	36.3	4.8	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	15,411	30,721	41,894	41,621	26,210	170%
Hispanic	6,990	15,216	22,121	23,550	16,560	237%
Non-Hispanic	8,421	15,505	19,773	18,071	9,650	115%
White	3,055	5,321	4,429	1,797	-1,258	-41%
Black	762	1,546	2,305	2,544	1,782	234%
American Indian	40	115	241	240	200	500%
Asian	3,841	6,992	10,100	10,247	6,406	167%
Hawaiian / Pacific Islander	59	151	321	424	365	619%
Other	20	66	144	161	141	705%
Two or More Races	644	1,314	2,233	2,658	2,014	313%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 133.14
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	2,437	8,995	13,953	20,199	17,762	729%
Civilian Jobs	2,437	8,995	13,953	20,199	17,762	729%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,468	4,468	4,468	4,468	0	0%
Developed Acres	1,632	1,985	2,546	2,659	1,027	63%
Low Density Single Family	0	0	0	0	0	0%
Single Family	451	455	455	455	4	1%
Multiple Family	77	100	233	233	156	204%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	20	20	20	20	--
Mixed Use	0	214	483	483	483	--
Industrial	11	11	18	88	77	717%
Commercial/Services	249	282	282	287	38	15%
Office	0	0	0	0	0	0%
Schools	75	134	286	324	249	332%
Roads and Freeways	311	311	311	311	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	458	458	458	458	0	0%
Vacant Developable Acres	1,049	696	135	22	-1,027	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	24	1	1	1	-23	-98%
Multiple Family	156	133	0	0	-156	-100%
Mixed Use	483	269	0	0	-483	-100%
Industrial	18	18	18	3	-16	-86%
Commercial/Services	38	6	6	0	-38	-99%
Office	0	0	0	0	0	0%
Schools	327	268	109	17	-310	-95%
Parks and Other	1	1	1	1	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,787	1,787	1,787	1,787	0	0%
Employment Density[3]	7.3	16.8	16.9	21.5	14.2	195%
Residential Density[4]	8.3	13.0	12.8	12.9	4.6	56%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 133.14 ■ Region
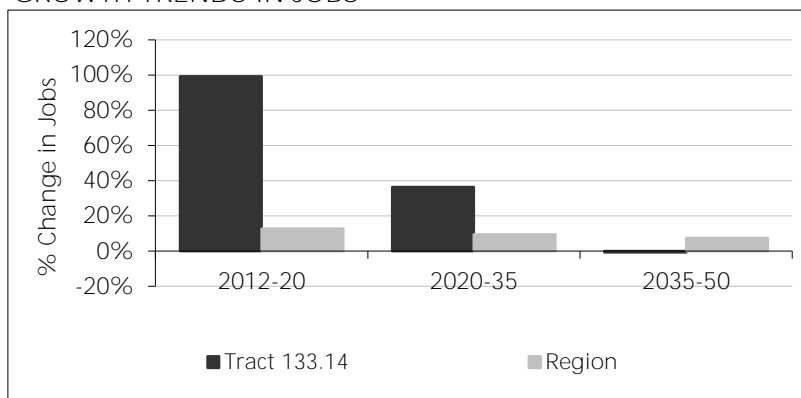
Notes:

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 133.14
Page 3 of 3