SANDAG

Census Tract 170.49

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,944	2,981	3,118	3,159	215	7%
Household Population	2,935	2,978	3,107	3,142	207	7%
Group Quarters Population	9	3	11	17	8	89%
Civilian	9	3	11	17	8	89%
Military	0	0	0	0	0	0%
Total Housing Units	943	947	979	1,010	67	7%
Single Family	870	874	906	935	65	7%
Multiple Family	73	73	73	75	2	3%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	940	937	974	992	52	6%
Single Family	869	864	901	919	50	6%
Multiple Family	71	73	73	73	2	3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.3%	1.1%	0.5%	1.8%	1.5	500%
Single Family	0.1%	1.1%	0.6%	1.7%	1.6	1600%
Multiple Family	2.7%	0.0%	0.0%	2.7%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.12	3.18	3.19	3.17	0.0	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	93	32	33	33	-60	-65%
$15,000-$29,999	36	51	42	34	-2	-6%
$30,000-$44,999	41	87	87	61	20	49%
$45,000-$59,999	83	93	87	80	-3	-4%
$60,000-$74,999	71	129	69	71	0	0%
$75,000-$99,999	134	130	162	196	62	46%
$100,000-$124,999	110	120	155	105	-5	-5%
$125,000-$149,999	108	108	87	103	-5	-5%
$150,000-$199,999	128	96	137	140	12	9%
$200,000 or more	136	91	115	169	33	24%
Total Households	940	937	974	992	52	6%

*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.
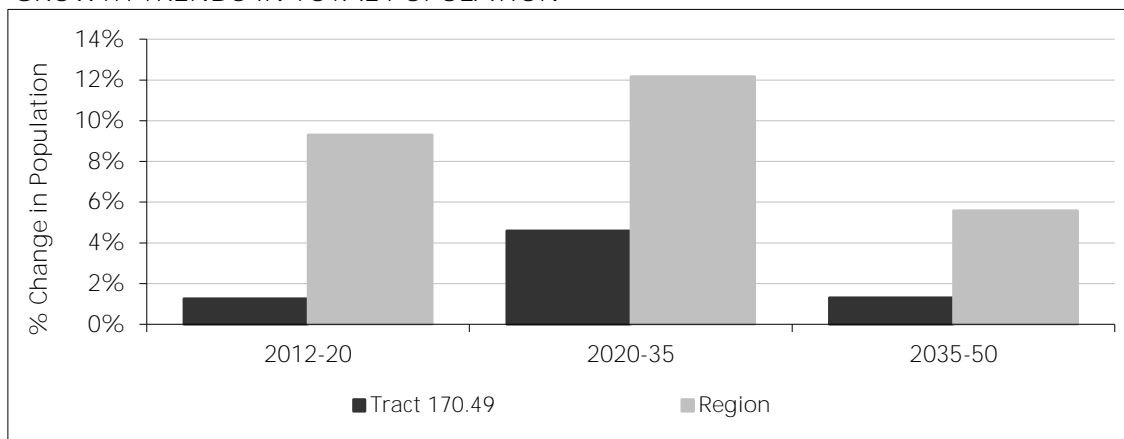
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,944	2,981	3,118	3,159	215	7%
Under 5	133	157	142	151	18	14%
5 to 9	195	219	208	225	30	15%
10 to 14	276	263	282	283	7	3%
15 to 17	170	141	155	142	-28	-16%
18 to 19	83	56	62	57	-26	-31%
20 to 24	176	163	154	142	-34	-19%
25 to 29	151	148	121	122	-29	-19%
30 to 34	145	146	121	136	-9	-6%
35 to 39	170	194	187	192	22	13%
40 to 44	227	217	257	231	4	2%
45 to 49	259	226	248	216	-43	-17%
50 to 54	244	203	225	205	-39	-16%
55 to 59	229	228	195	216	-13	-6%
60 to 61	75	89	72	86	11	15%
62 to 64	79	94	76	86	7	9%
65 to 69	103	139	127	137	34	33%
70 to 74	64	109	140	133	69	108%
75 to 79	57	72	135	124	67	118%
80 to 84	43	44	93	97	54	126%
85 and over	65	73	118	178	113	174%
Median Age	39.2	40.1	42.5	42.8	3.6	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,944	2,981	3,118	3,159	215	7%
Hispanic	592	700	871	1,034	442	75%
Non-Hispanic	2,352	2,281	2,247	2,125	-227	-10%
White	1,813	1,695	1,485	1,261	-552	-30%
Black	47	51	58	63	16	34%
American Indian	7	8	10	9	2	29%
Asian	339	362	470	525	186	55%
Hawaiian / Pacific Islander	7	13	29	42	35	500%
Other	8	10	13	13	5	63%
Two or More Races	131	142	182	212	81	62%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	15,087	16,727	17,989	19,361	4,274	28%
Civilian Jobs	15,087	16,727	17,989	19,361	4,274	28%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,656	2,656	2,656	2,656	0	0%
Developed Acres	1,354	1,534	1,786	2,075	721	53%
Low Density Single Family	254	264	471	703	448	176%
Single Family	146	146	145	148	2	1%
Multiple Family	8	8	8	8	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	513	575	617	667	154	30%
Commercial/Services	102	103	104	107	5	5%
Office	46	48	50	52	6	12%
Schools	0	0	0	0	0	0%
Roads and Freeways	163	163	163	163	0	0%
Agricultural and Extractive[2]	81	187	187	187	106	131%
Parks and Military Use	40	40	40	40	0	0%
Vacant Developable Acres	738	558	306	17	-721	-98%
Low Density Single Family	566	451	244	12	-555	-98%
Single Family	8	8	8	5	-3	-39%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	154	92	49	0	-154	-100%
Commercial/Services	4	4	3	0	-4	-100%
Office	6	4	2	0	-6	-100%
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	564	564	564	564	0	0%
Employment Density[3]	22.8	23.1	23.3	23.4	0.6	3%
Residential Density[4]	2.3	2.3	1.6	1.2	-1.1	-49%

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 170.49 ■ Region
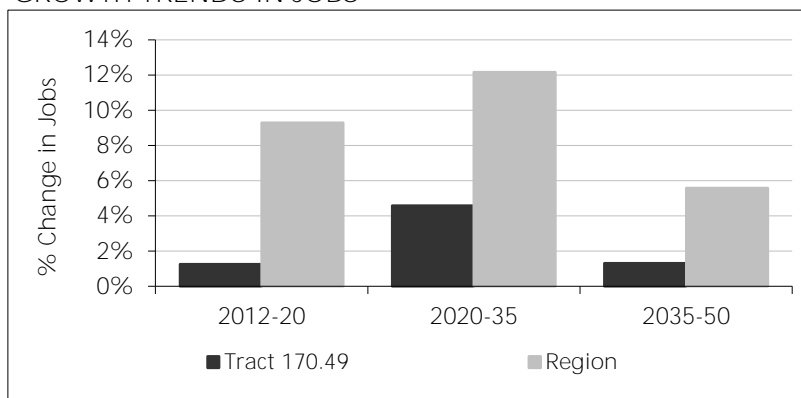
Notes:

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

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