SANDAG

Census Tract 8

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,304	4,674	4,709	4,525	221	5%
Household Population	4,304	4,674	4,709	4,525	221	5%
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	2,638	2,702	2,702	2,702	64	2%
Single Family	862	843	843	843	-19	-2%
Multiple Family	1,776	1,859	1,859	1,859	83	5%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,503	2,644	2,648	2,585	82	3%
Single Family	838	821	830	827	-11	-1%
Multiple Family	1,665	1,823	1,818	1,758	93	6%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.1%	2.1%	2.0%	4.3%	-0.8	-16%
Single Family	2.8%	2.6%	1.5%	1.9%	-0.9	-32%
Multiple Family	6.3%	1.9%	2.2%	5.4%	-0.9	-14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.72	1.77	1.78	1.75	0.0	2%

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.
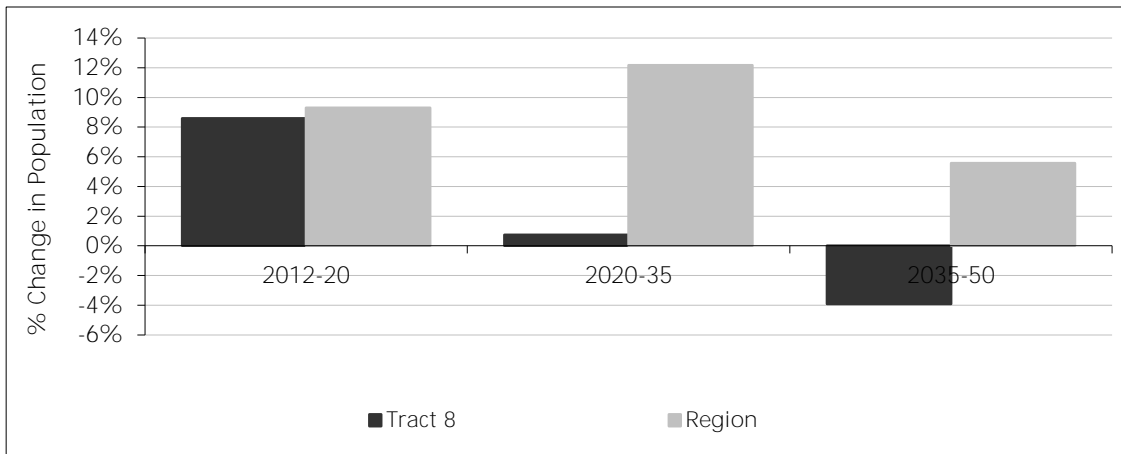
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,304	4,674	4,709	4,525	221	5%
Under 5	211	254	252	256	45	21%
5 to 9	135	150	157	159	24	18%
10 to 14	120	119	126	132	12	10%
15 to 17	57	48	57	64	7	12%
18 to 19	41	34	39	32	-9	-22%
20 to 24	176	185	174	154	-22	-13%
25 to 29	551	575	485	463	-88	-16%
30 to 34	664	688	599	615	-49	-7%
35 to 39	431	507	467	435	4	1%
40 to 44	373	353	393	307	-66	-18%
45 to 49	279	246	280	239	-40	-14%
50 to 54	260	227	242	225	-35	-13%
55 to 59	258	274	231	254	-4	-2%
60 to 61	101	130	104	100	-1	-1%
62 to 64	147	182	150	153	6	4%
65 to 69	208	301	304	306	98	47%
70 to 74	110	185	235	195	85	77%
75 to 79	74	98	167	120	46	62%
80 to 84	59	65	155	180	121	205%
85 and over	49	53	92	136	87	178%
Median Age	37.3	37.8	40.0	39.5	2.2	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,304	4,674	4,709	4,525	221	5%
Hispanic	958	1,247	1,603	1,789	831	87%
Non-Hispanic	3,346	3,427	3,106	2,736	-610	-18%
White	2,616	2,627	2,261	1,901	-715	-27%
Black	289	305	247	183	-106	-37%
American Indian	20	17	15	14	-6	-30%
Asian	223	255	318	346	123	55%
Hawaiian / Pacific Islander	21	28	40	46	25	119%
Other	22	19	16	15	-7	-32%
Two or More Races	155	176	209	231	76	49%

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	273	273	273	273	0	0%
Civilian Jobs	273	273	273	273	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	157	157	157	157	0	0%
Developed Acres	155	156	156	156	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	74	73	73	73	-1	-1%
Multiple Family	32	33	33	33	1	3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	1	1	1	--
Industrial	0	0	0	0	0	0%
Commercial/Services	5	5	5	5	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	44	44	44	44	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	1	1	1	1	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density[3]	55.6	48.7	48.7	48.7	-6.9	-12%
Residential Density[4]	25.0	25.5	25.5	25.5	0.4	2%

GROWTH TRENDS IN JOBS
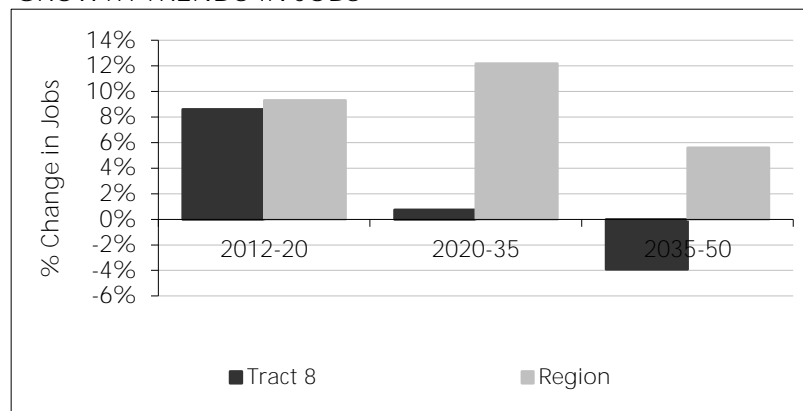
Notes:

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

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