Census Tract 21

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,290	5,974	7,159	8,019	2,729	52%
Household Population	5,264	5,958	7,134	7,985	2,721	52%
Group Quarters Population	26	16	25	34	8	31%
Civilian	26	16	25	34	8	31%
Military	0	0	0	0	0	0%
Total Housing Units	2,552	2,789	3,323	3,702	1,150	45%
Single Family	1,238	1,219	1,196	1,095	-143	-12%
Multiple Family	1,314	1,570	2,127	2,607	1,293	98%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,411	2,644	3,138	3,505	1,094	45%
Single Family	1,177	1,167	1,155	1,055	-122	-10%
Multiple Family	1,234	1,477	1,983	2,450	1,216	99%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.5%	5.2%	5.6%	5.3%	-0.2	-4%
Single Family	4.9%	4.3%	3.4%	3.7%	-1.2	-24%
Multiple Family	6.1%	5.9%	6.8%	6.0%	-0.1	-2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.18	2.25	2.27	2.28	0.1	5%

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.
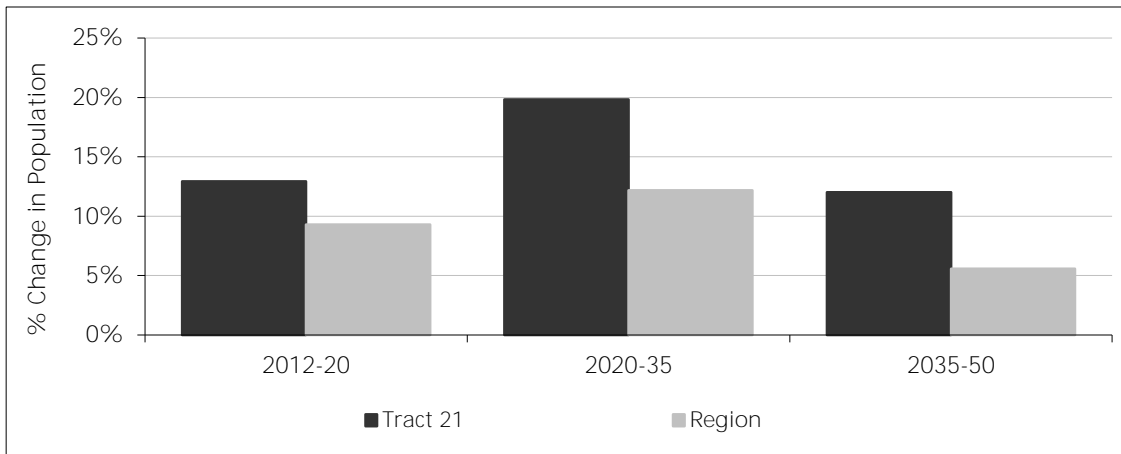
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,290	5,974	7,159	8,019	2,729	52%
Under 5	391	527	646	699	308	79%
5 to 9	298	367	546	622	324	109%
10 to 14	295	333	493	588	293	99%
15 to 17	177	182	264	330	153	86%
18 to 19	97	93	142	185	88	91%
20 to 24	355	410	417	497	142	40%
25 to 29	549	632	647	690	141	26%
30 to 34	631	690	803	836	205	32%
35 to 39	520	614	742	708	188	36%
40 to 44	435	426	601	586	151	35%
45 to 49	358	335	406	471	113	32%
50 to 54	339	322	358	457	118	35%
55 to 59	336	372	319	439	103	31%
60 to 61	102	133	134	167	65	64%
62 to 64	133	174	175	215	82	62%
65 to 69	143	204	237	268	125	87%
70 to 74	48	76	114	129	81	169%
75 to 79	28	33	47	55	27	96%
80 to 84	40	38	62	77	37	93%
85 and over	15	13	6	0	-15	-100%
Median Age	33.8	33.2	32.6	32.4	-1.4	-4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,290	5,974	7,159	8,019	2,729	52%
Hispanic	2,011	2,821	4,846	6,177	4,166	207%
Non-Hispanic	3,279	3,153	2,313	1,842	-1,437	-44%
White	2,034	1,695	464	0	-2,034	-100%
Black	571	641	638	491	-80	-14%
American Indian	21	23	31	29	8	38%
Asian	436	531	811	889	453	104%
Hawaiian / Pacific Islander	24	33	56	74	50	208%
Other	23	24	31	34	11	48%
Two or More Races	170	206	282	325	155	91%

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	717	867	948	953	236	33%
Civilian Jobs	717	867	948	953	236	33%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	220	220	220	220	0	0%
Developed Acres	216	219	220	220	4	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	80	77	75	68	-12	-14%
Multiple Family	27	29	31	36	9	33%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	9	13	20	20	--
Industrial	0	0	0	0	0	0%
Commercial/Services	14	10	6	2	-12	-83%
Office	1	0	0	0	-1	-100%
Schools	4	4	4	4	0	0%
Roads and Freeways	90	90	90	90	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	2	1	1	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	2	1	1	0	-2	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-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	0	0	0	0	0	0%
Employment Density[3]	37.0	46.1	56.0	58.3	21.3	58%
Residential Density[4]	23.9	25.2	29.5	32.5	8.6	36%

GROWTH TRENDS IN JOBS
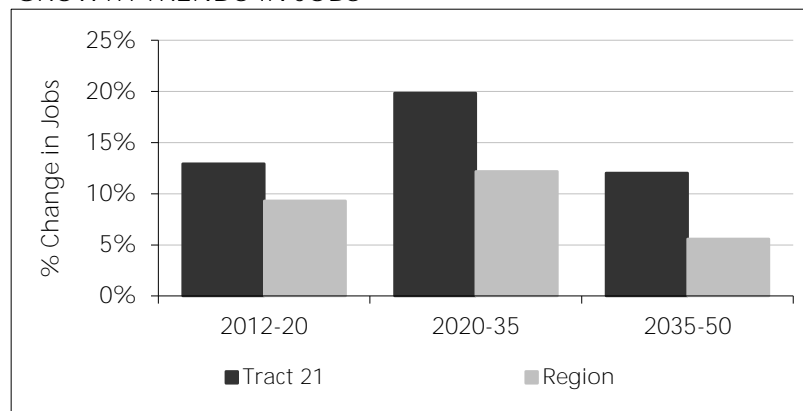
Notes:

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
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