SANDAG

Census Tract 95.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,181	7,237	7,304	7,256	3,075	74%
Household Population	4,181	7,237	7,304	7,256	3,075	74%
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	2,214	3,521	3,539	3,539	1,325	60%
Single Family	458	482	482	482	24	5%
Multiple Family	1,637	3,039	3,057	3,057	1,420	87%
Mobile Homes	119	0	0	0	-119	-100%
Occupied Housing Units	2,035	3,306	3,324	3,311	1,276	63%
Single Family	449	471	473	472	23	5%
Multiple Family	1,476	2,835	2,851	2,839	1,363	92%
Mobile Homes	110	0	0	0	-110	-100%
Vacancy Rate	8.1%	6.1%	6.1%	6.4%	-1.7	-21%
Single Family	2.0%	2.3%	1.9%	2.1%	0.1	5%
Multiple Family	9.8%	6.7%	6.7%	7.1%	-2.7	-28%
Mobile Homes	7.6%	0.0%	0.0%	0.0%	-7.6	-100%
Persons per Household	2.05	2.19	2.20	2.19	0.1	7%

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.
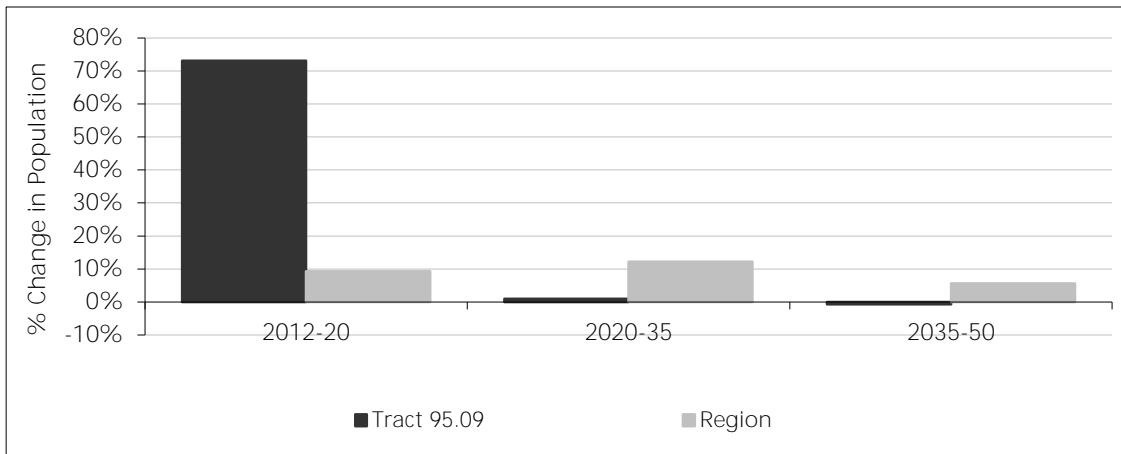
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,181	7,237	7,304	7,256	3,075	74%
Under 5	324	630	567	615	291	90%
5 to 9	102	182	178	194	92	90%
10 to 14	117	189	205	199	82	70%
15 to 17	54	76	97	92	38	70%
18 to 19	55	60	73	58	3	5%
20 to 24	472	708	735	636	164	35%
25 to 29	903	1,458	1,242	1,256	353	39%
30 to 34	484	797	663	727	243	50%
35 to 39	247	487	448	436	189	77%
40 to 44	174	274	302	252	78	45%
45 to 49	170	251	280	241	71	42%
50 to 54	206	286	325	268	62	30%
55 to 59	195	335	287	296	101	52%
60 to 61	82	166	133	144	62	76%
62 to 64	137	283	248	281	144	105%
65 to 69	164	393	413	442	278	170%
70 to 74	94	267	377	342	248	264%
75 to 79	64	146	266	209	145	227%
80 to 84	65	112	234	232	167	257%
85 and over	72	137	231	336	264	367%
Median Age	30.7	32.0	34.2	34.0	3.3	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,181	7,237	7,304	7,256	3,075	74%
Hispanic	633	1,261	1,439	1,637	1,004	159%
Non-Hispanic	3,548	5,976	5,865	5,619	2,071	58%
White	2,625	4,313	3,846	3,397	772	29%
Black	245	444	491	525	280	114%
American Indian	12	21	19	19	7	58%
Asian	434	775	998	1,100	666	153%
Hawaiian / Pacific Islander	24	48	67	85	61	254%
Other	17	28	33	34	17	100%
Two or More Races	191	347	411	459	268	140%

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	1,738	2,331	2,387	2,623	885	51%
Civilian Jobs	1,738	2,331	2,387	2,623	885	51%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,127	1,127	1,127	1,127	0	0%
Developed Acres	1,023	1,058	1,059	1,066	44	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	106	117	117	117	12	11%
Multiple Family	76	102	102	102	26	34%
Mobile Homes	10	0	0	0	-10	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	7	7	--
Industrial	68	76	76	76	8	12%
Commercial/Services	400	401	402	407	7	2%
Office	5	5	5	0	-5	-100%
Schools	11	11	11	11	0	0%
Roads and Freeways	133	133	133	133	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	213	213	213	213	0	0%
Vacant Developable Acres	54	3	1	0	-54	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	17	0	0	0	-17	-100%
Industrial	33	0	0	0	-33	-100%
Commercial/Services	3	2	1	0	-3	-86%
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	67	67	67	67	0	0%
Employment Density[3]	3.6	4.7	4.8	5.3	1.7	47%
Residential Density[4]	11.5	16.1	16.1	15.9	4.4	38%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 95.09 ■ Region
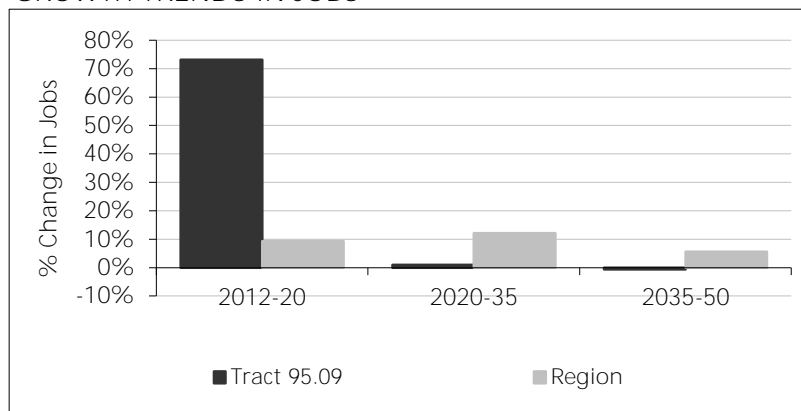
Notes:

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 residential acre (single family, multiple

Source: Series 13 Regional Growth Forecast
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