Census Tract 213.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,390	11,127	11,301	11,484	2,094	22%
Household Population	9,326	11,071	11,234	11,411	2,085	22%
Group Quarters Population	64	56	67	73	9	14%
Civilian	64	56	67	73	9	14%
Military	0	0	0	0	0	0%
Total Housing Units	2,811	3,245	3,279	3,370	559	20%
Single Family	2,695	3,129	3,163	3,270	575	21%
Multiple Family	98	98	98	98	0	0%
Mobile Homes	18	18	18	2	-16	-89%
Occupied Housing Units	2,760	3,177	3,227	3,295	535	19%
Single Family	2,646	3,062	3,112	3,198	552	21%
Multiple Family	96	97	97	96	0	0%
Mobile Homes	18	18	18	1	-17	-94%
Vacancy Rate	1.8%	2.1%	1.6%	2.2%	0.4	22%
Single Family	1.8%	2.1%	1.6%	2.2%	0.4	22%
Multiple Family	2.0%	1.0%	1.0%	2.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	50.0%	50.0	0%
Persons per Household	3.38	3.48	3.48	3.46	0.1	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.
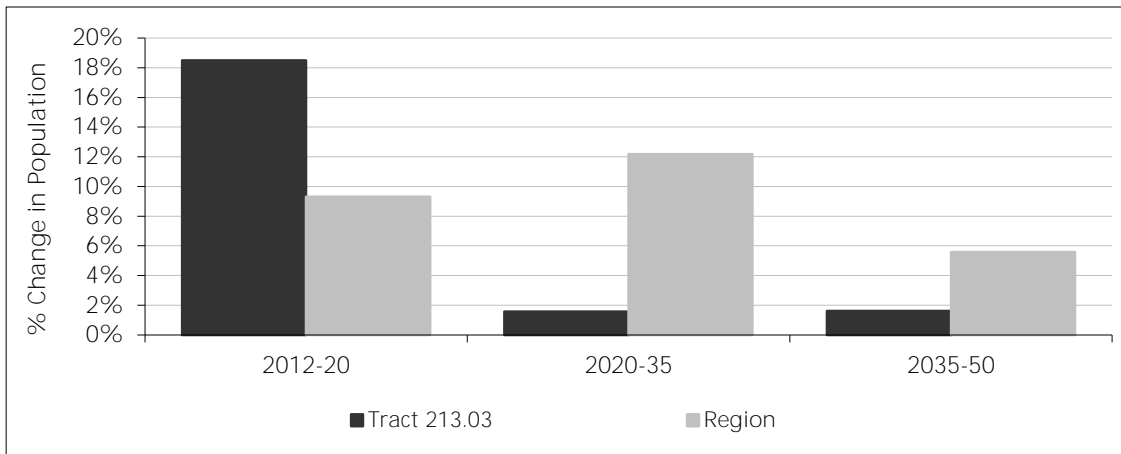
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	9,390	11,127	11,301	11,484	2,094	22%
Under 5	450	608	522	550	100	22%
5 to 9	565	709	681	712	147	26%
10 to 14	781	839	865	878	97	12%
15 to 17	486	467	490	465	-21	-4%
18 to 19	359	275	283	240	-119	-33%
20 to 24	645	696	622	576	-69	-11%
25 to 29	398	478	404	414	16	4%
30 to 34	358	428	395	420	62	17%
35 to 39	524	687	699	684	160	31%
40 to 44	705	767	928	823	118	17%
45 to 49	826	860	947	907	81	10%
50 to 54	811	830	852	846	35	4%
55 to 59	717	870	739	893	176	25%
60 to 61	233	324	260	302	69	30%
62 to 64	342	472	388	429	87	25%
65 to 69	484	744	641	678	194	40%
70 to 74	269	490	584	526	257	96%
75 to 79	192	284	474	440	248	129%
80 to 84	150	170	325	342	192	128%
85 and over	95	129	202	359	264	278%
Median Age	40.9	42.5	43.7	44.9	4.0	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	9,390	11,127	11,301	11,484	2,094	22%
Hispanic	2,869	3,836	4,489	5,082	2,213	77%
Non-Hispanic	6,521	7,291	6,812	6,402	-119	-2%
White	4,898	5,299	4,287	3,517	-1,381	-28%
Black	230	286	310	324	94	41%
American Indian	35	36	32	28	-7	-20%
Asian	1,059	1,299	1,741	2,024	965	91%
Hawaiian / Pacific Islander	17	27	36	48	31	182%
Other	12	13	12	12	0	0%
Two or More Races	270	331	394	449	179	66%

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	2,122	2,211	2,604	2,817	695	33%
Civilian Jobs	2,122	2,211	2,604	2,817	695	33%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	19,053	19,053	19,053	19,053	0	0%
Developed Acres	5,430	8,157	8,624	8,999	3,570	66%
Low Density Single Family	2,099	4,222	4,684	5,050	2,951	141%
Single Family	1,014	1,143	1,139	1,139	125	12%
Multiple Family	6	6	6	6	0	0%
Mobile Homes	5	5	5	1	-4	-89%
Other Residential	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	109	109	109	109	0	0%
Commercial/Services	688	689	713	724	36	5%
Office	1	1	4	6	5	451%
Schools	63	63	63	63	0	0%
Roads and Freeways	425	425	425	425	0	0%
Agricultural and Extractive[2]	146	145	127	127	-19	-13%
Parks and Military Use	837	1,312	1,312	1,312	475	57%
Vacant Developable Acres	4,611	1,883	1,417	1,041	-3,570	-77%
Low Density Single Family	3,962	1,840	1,377	1,011	-2,951	-74%
Single Family	137	7	7	7	-130	-95%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	8	8	6	0	-8	-100%
Office	6	6	3	0	-5	-92%
Schools	0	0	0	0	0	0%
Parks and Other	475	0	0	0	-475	-100%
Future Roads and Freeways	22	22	22	22	0	0%
Constrained Acres	9,013	9,013	9,013	9,013	0	0%
Employment Density[3]	2.5	2.6	2.9	3.1	0.7	27%
Residential Density[4]	0.9	0.6	0.6	0.5	-0.3	-39%

GROWTH TRENDS IN JOBS
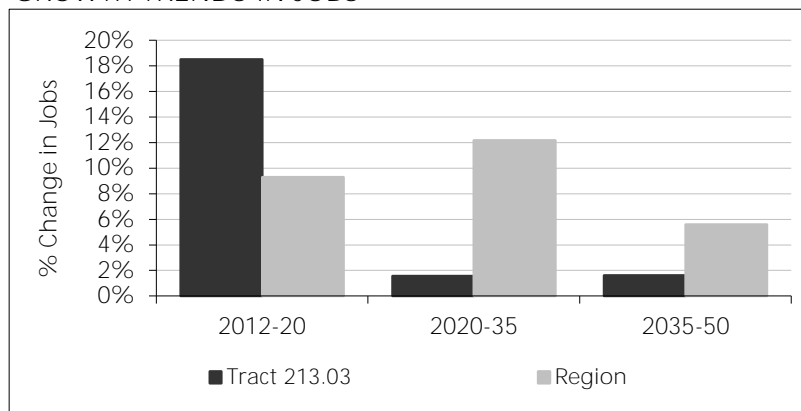
Notes:

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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