Census Tract 159.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,471	3,517	3,706	4,537	1,066	31%
Household Population	3,417	3,474	3,644	4,463	1,046	31%
Group Quarters Population	54	43	62	74	20	37%
Civilian	54	43	62	74	20	37%
Military	0	0	0	0	0	0%
Total Housing Units	1,029	1,029	1,084	1,369	340	33%
Single Family	136	136	133	108	-28	-21%
Multiple Family	805	805	863	1,173	368	46%
Mobile Homes	88	88	88	88	0	0%
Occupied Housing Units	1,027	1,023	1,078	1,344	317	31%
Single Family	137	135	133	103	-34	-25%
Multiple Family	802	800	858	1,157	355	44%
Mobile Homes	88	88	87	84	-4	-5%
Vacancy Rate	0.2%	0.6%	0.6%	1.8%	1.6	800%
Single Family	-0.7%	0.7%	0.0%	4.6%	5.3	-757%
Multiple Family	0.4%	0.6%	0.6%	1.4%	1.0	250%
Mobile Homes	0.0%	0.0%	1.1%	4.5%	4.5	0%
Persons per Household	3.33	3.40	3.38	3.32	0.0	0%

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.
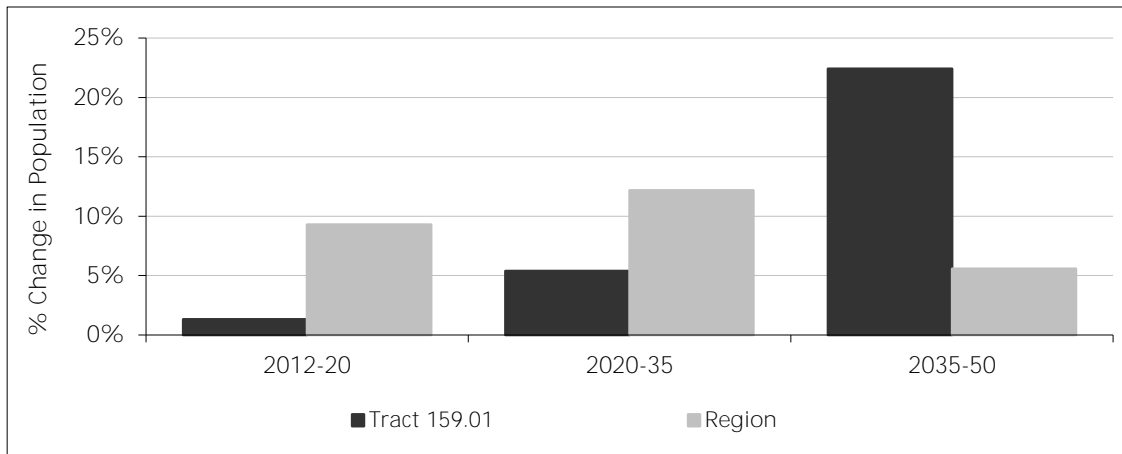
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 159.01
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,471	3,517	3,706	4,537	1,066	31%
Under 5	312	354	337	393	81	26%
5 to 9	280	284	296	349	69	25%
10 to 14	270	257	270	327	57	21%
15 to 17	186	159	167	206	20	11%
18 to 19	110	87	95	109	-1	-1%
20 to 24	298	287	258	298	0	0%
25 to 29	329	355	320	387	58	18%
30 to 34	294	297	311	357	63	21%
35 to 39	234	253	285	302	68	29%
40 to 44	243	220	275	299	56	23%
45 to 49	264	237	271	341	77	29%
50 to 54	197	182	190	254	57	29%
55 to 59	160	173	153	247	87	54%
60 to 61	38	48	47	73	35	92%
62 to 64	61	77	79	111	50	82%
65 to 69	66	93	102	134	68	103%
70 to 74	33	50	74	92	59	179%
75 to 79	30	36	60	67	37	123%
80 to 84	23	25	50	67	44	191%
85 and over	43	43	66	124	81	188%
Median Age	29.2	29.7	31.8	32.8	3.6	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,471	3,517	3,706	4,537	1,066	31%
Hispanic	1,748	1,936	2,270	3,003	1,255	72%
Non-Hispanic	1,723	1,581	1,436	1,534	-189	-11%
White	1,045	878	605	466	-579	-55%
Black	324	339	380	486	162	50%
American Indian	5	5	5	5	0	0%
Asian	152	165	231	315	163	107%
Hawaiian / Pacific Islander	11	11	14	17	6	55%
Other	1	1	1	1	0	0%
Two or More Races	185	182	200	244	59	32%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 159.01
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	536	538	545	625	89	17%
Civilian Jobs	536	538	545	625	89	17%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	98	98	98	98	0	0%
Developed Acres	97	97	97	97	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	16	16	16	13	-3	-17%
Multiple Family	31	31	31	34	3	8%
Mobile Homes	4	4	4	4	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	1	4	4	--
Industrial	0	0	0	0	0	0%
Commercial/Services	18	18	18	15	-3	-19%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	24	24	24	24	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]	27.9	28.0	28.9	35.6	7.7	28%
Residential Density[4]	19.2	19.2	20.1	24.8	5.6	29%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs, with legend Tract 159.01 and Region, across periods 2012-20, 2020-35, 2035-50.
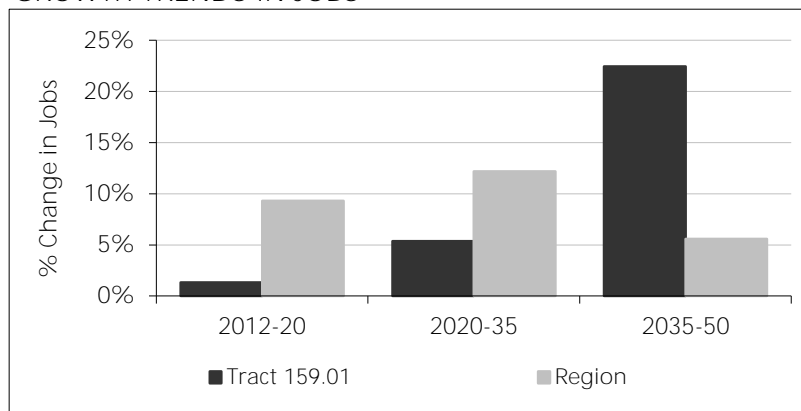
Notes:

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
SANDAG
www.sandag.org

October 2013
Tract 159.01
Page 3 of 3