SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,734	6,332	6,648	7,738	2,004	35%
Household Population	5,677	6,288	6,565	7,622	1,945	34%
Group Quarters Population	57	44	83	116	59	104%
Civilian	57	44	83	116	59	104%
Military	0	0	0	0	0	0%
Total Housing Units	1,592	1,737	1,799	2,063	471	30%
Single Family	716	716	778	842	126	18%
Multiple Family	876	1,021	1,021	1,221	345	39%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,521	1,652	1,729	1,983	462	30%
Single Family	667	661	737	787	120	18%
Multiple Family	854	991	992	1,196	342	40%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.5%	4.9%	3.9%	3.9%	-0.6	-13%
Single Family	6.8%	7.7%	5.3%	6.5%	-0.3	-4%
Multiple Family	2.5%	2.9%	2.8%	2.0%	-0.5	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.73	3.81	3.80	3.84	0.1	3%

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.
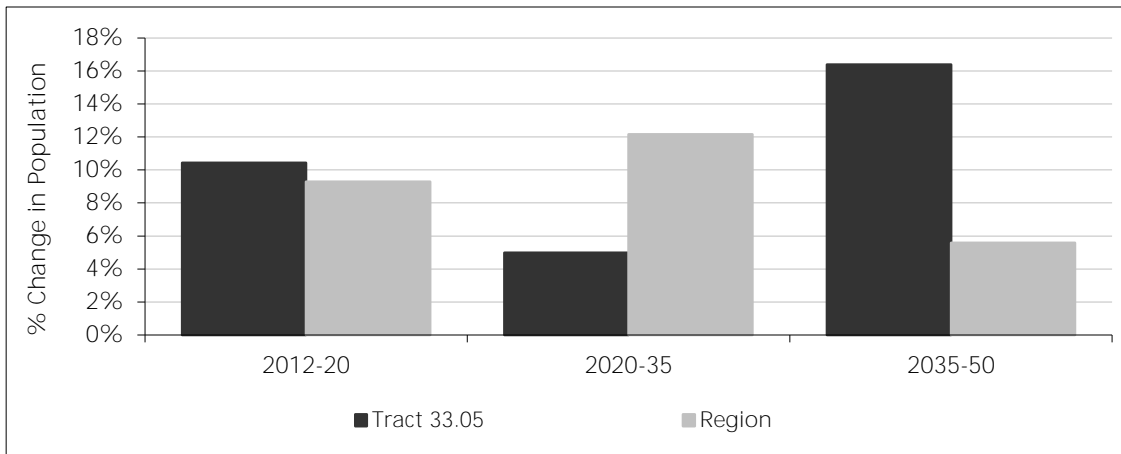
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 33.05
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,734	6,332	6,648	7,738	2,004	35%
Under 5	563	698	650	701	138	25%
5 to 9	482	508	525	580	98	20%
10 to 14	523	504	519	601	78	15%
15 to 17	362	313	305	352	-10	-3%
18 to 19	253	215	200	229	-24	-9%
20 to 24	521	571	475	565	44	8%
25 to 29	401	485	424	476	75	19%
30 to 34	341	372	405	428	87	26%
35 to 39	370	407	475	469	99	27%
40 to 44	301	287	384	395	94	31%
45 to 49	374	361	378	458	84	22%
50 to 54	283	299	291	397	114	40%
55 to 59	270	333	278	417	147	54%
60 to 61	80	115	100	128	48	60%
62 to 64	97	151	160	203	106	109%
65 to 69	134	219	249	274	140	104%
70 to 74	119	181	278	283	164	138%
75 to 79	95	111	213	224	129	136%
80 to 84	73	80	149	189	116	159%
85 and over	92	122	190	369	277	301%
Median Age	27.0	28.7	32.8	34.3	7.3	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,734	6,332	6,648	7,738	2,004	35%
Hispanic	3,370	3,957	4,595	5,848	2,478	74%
Non-Hispanic	2,364	2,375	2,053	1,890	-474	-20%
White	119	112	83	61	-58	-49%
Black	1,597	1,567	1,141	773	-824	-52%
American Indian	1	1	1	1	0	0%
Asian	391	418	505	631	240	61%
Hawaiian / Pacific Islander	131	137	141	180	49	37%
Other	5	6	9	10	5	100%
Two or More Races	120	134	173	234	114	95%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 33.05
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	656	764	764	764	108	16%
Civilian Jobs	656	764	764	764	108	16%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	329	329	329	329	0	0%
Developed Acres	324	327	328	329	5	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	106	106	107	102	-4	-4%
Multiple Family	39	44	44	50	11	28%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	2	2	2	2	--
Industrial	0	0	0	0	0	0%
Commercial/Services	19	16	16	16	-3	-16%
Office	0	0	0	0	0	0%
Schools	51	51	51	51	0	0%
Roads and Freeways	103	103	103	103	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	0	0%
Vacant Developable Acres	6	2	2	0	-5	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	-1	-88%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	0	0	0	-3	-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]	9.4	11.3	11.3	11.3	1.9	20%
Residential Density[4]	10.9	11.5	11.8	13.4	2.5	23%

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 33.05 ■ Region
Y-axis: % Change in Jobs (0% to 18%)
X-axis categories: 2012-20, 2020-35, 2035-50
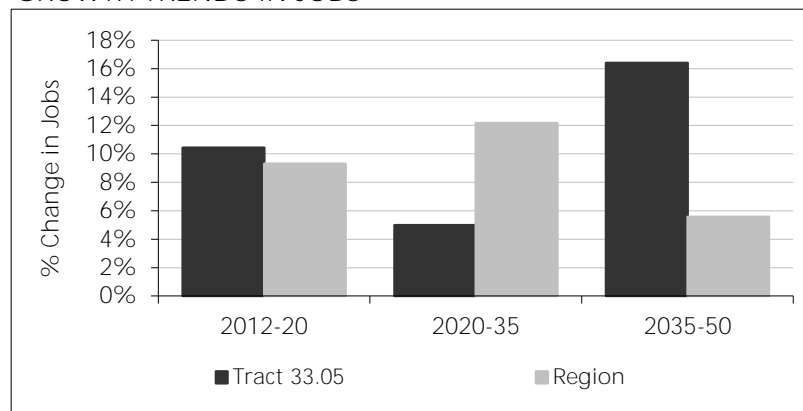
Notes:

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
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October 2013
Tract 33.05
Page 3 of 3