SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,674	6,639	9,087	8,860	4,186	90%
Household Population	4,638	6,615	9,045	8,809	4,171	90%
Group Quarters Population	36	24	42	51	15	42%
Civilian	36	24	42	51	15	42%
Military	0	0	0	0	0	0%
Total Housing Units	1,143	1,617	2,154	2,154	1,011	88%
Single Family	938	1,040	847	847	-91	-10%
Multiple Family	205	577	1,307	1,307	1,102	538%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,076	1,524	2,104	2,059	983	91%
Single Family	873	971	832	819	-54	-6%
Multiple Family	203	553	1,272	1,240	1,037	511%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.9%	5.8%	2.3%	4.4%	-1.5	-25%
Single Family	6.9%	6.6%	1.8%	3.3%	-3.6	-52%
Multiple Family	1.0%	4.2%	2.7%	5.1%	4.1	410%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.31	4.34	4.30	4.28	0.0	-1%

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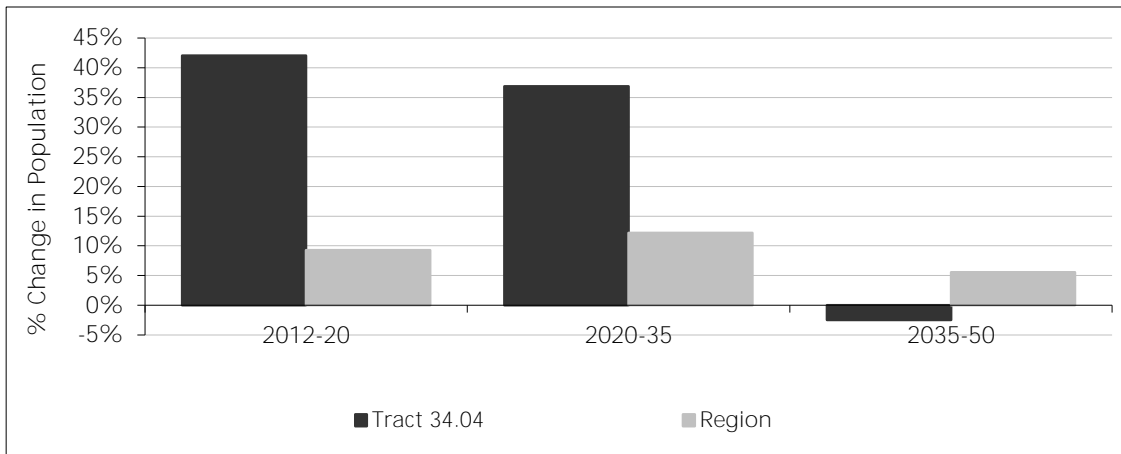
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 34.04
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,674	6,639	9,087	8,860	4,186	90%
Under 5	373	589	704	622	249	67%
5 to 9	404	549	714	646	242	60%
10 to 14	394	487	645	609	215	55%
15 to 17	291	335	419	406	115	40%
18 to 19	203	211	264	257	54	27%
20 to 24	427	571	620	603	176	41%
25 to 29	355	550	614	585	230	65%
30 to 34	308	434	594	538	230	75%
35 to 39	308	438	664	553	245	80%
40 to 44	289	352	582	485	196	68%
45 to 49	298	391	548	557	259	87%
50 to 54	249	358	476	527	278	112%
55 to 59	209	333	375	467	258	123%
60 to 61	92	168	209	229	137	149%
62 to 64	71	129	172	177	106	149%
65 to 69	122	262	437	442	320	262%
70 to 74	88	179	368	346	258	293%
75 to 79	71	109	279	252	181	255%
80 to 84	55	80	186	209	154	280%
85 and over	67	114	217	350	283	422%
Median Age	28.5	30.3	34.7	36.5	8.0	28%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,674	6,639	9,087	8,860	4,186	90%
Hispanic	2,975	4,423	6,368	6,520	3,545	119%
Non-Hispanic	1,699	2,216	2,719	2,340	641	38%
White	124	147	135	77	-47	-38%
Black	711	886	795	432	-279	-39%
American Indian	2	3	6	6	4	200%
Asian	730	996	1,509	1,530	800	110%
Hawaiian / Pacific Islander	39	53	67	69	30	77%
Other	2	2	2	2	0	0%
Two or More Races	91	129	205	224	133	146%

GROWTH TRENDS IN TOTAL POPULATION

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

October 2013
Tract 34.04
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	893	1,062	1,062	1,062	169	19%
Civilian Jobs	893	1,062	1,062	1,062	169	19%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	449	449	449	449	0	0%
Developed Acres	426	434	449	449	22	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	109	115	87	87	-23	-21%
Multiple Family	11	11	55	55	44	399%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	12	12	12	12	--
Industrial	22	8	7	7	-16	-70%
Commercial/Services	57	57	57	57	-1	-1%
Office	3	3	3	3	0	0%
Schools	60	60	60	60	0	0%
Roads and Freeways	153	159	159	159	6	4%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	23	14	0	0	-22	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	1	0	0	-7	-99%
Multiple Family	14	14	0	0	-14	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-100%
Commercial/Services	2	0	0	0	-2	-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]	6.3	8.0	8.0	8.0	1.8	28%
Residential Density[4]	9.5	12.2	14.6	14.6	5.1	54%

GROWTH TRENDS IN JOBS

■ Tract 34.04   ■ Region
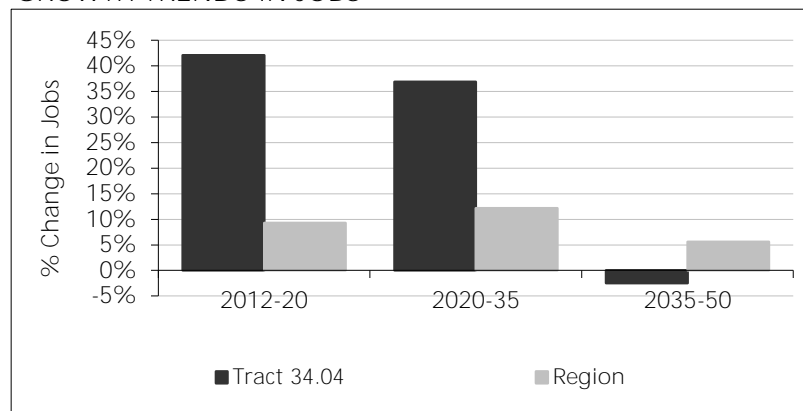
Notes:

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
SANDAG
www.sandag.org

October 2013
Tract 34.04
Page 3 of 3