SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,069	5,507	5,675	5,581	512	10%
Household Population	5,069	5,507	5,675	5,581	512	10%
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	1,739	1,854	1,906	1,906	167	10%
Single Family	1,738	1,853	1,905	1,905	167	10%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,669	1,779	1,828	1,808	139	8%
Single Family	1,669	1,778	1,827	1,808	139	8%
Multiple Family	0	1	1	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.0%	4.0%	4.1%	5.1%	1.1	28%
Single Family	4.0%	4.0%	4.1%	5.1%	1.1	28%
Multiple Family	100.0%	0.0%	0.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.04	3.10	3.10	3.09	0.0	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.
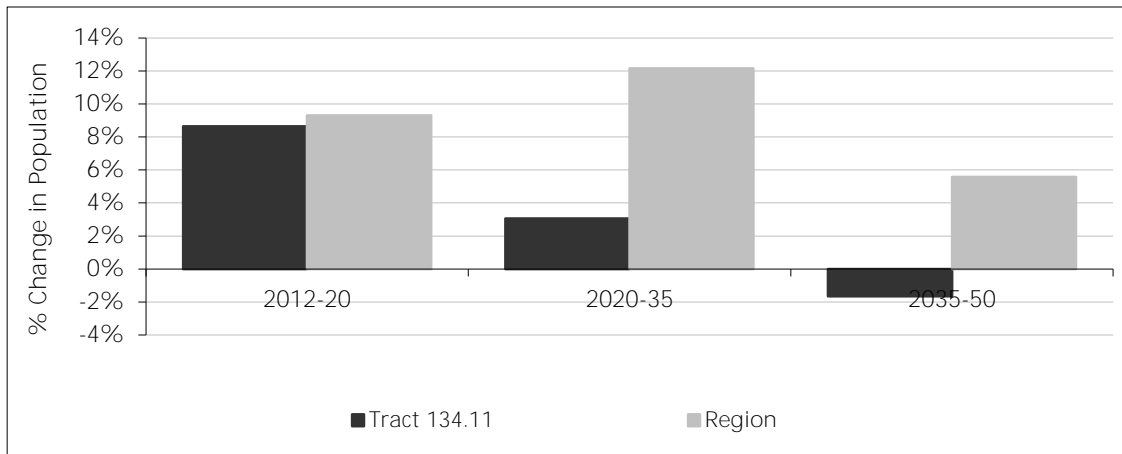
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 134.11
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,069	5,507	5,675	5,581	512	10%
Under 5	224	240	203	181	-43	-19%
5 to 9	245	246	226	210	-35	-14%
10 to 14	303	283	269	263	-40	-13%
15 to 17	219	189	182	172	-47	-21%
18 to 19	178	127	123	117	-61	-34%
20 to 24	330	324	277	265	-65	-20%
25 to 29	257	272	222	207	-50	-19%
30 to 34	223	211	201	181	-42	-19%
35 to 39	187	187	186	160	-27	-14%
40 to 44	301	270	324	272	-29	-10%
45 to 49	347	318	323	316	-31	-9%
50 to 54	406	402	400	444	38	9%
55 to 59	438	508	434	538	100	23%
60 to 61	174	228	201	223	49	28%
62 to 64	255	325	298	309	54	21%
65 to 69	295	439	461	467	172	58%
70 to 74	236	392	491	435	199	84%
75 to 79	181	243	360	260	79	44%
80 to 84	164	175	313	307	143	87%
85 and over	106	128	181	254	148	140%
Median Age	46.0	51.1	53.8	55.0	9.0	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,069	5,507	5,675	5,581	512	10%
Hispanic	2,114	2,554	3,060	3,513	1,399	66%
Non-Hispanic	2,955	2,953	2,615	2,068	-887	-30%
White	1,997	1,930	1,328	580	-1,417	-71%
Black	116	131	158	188	72	62%
American Indian	13	23	40	44	31	238%
Asian	649	656	779	852	203	31%
Hawaiian / Pacific Islander	27	38	67	95	68	252%
Other	4	6	10	11	7	175%
Two or More Races	149	169	233	298	149	100%

GROWTH TRENDS IN TOTAL POPULATION

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

October 2013
Tract 134.11
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	402	419	421	422	20	5%
Civilian Jobs	402	419	421	422	20	5%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,186	1,186	1,186	1,186	0	0%
Developed Acres	1,165	1,179	1,180	1,180	15	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	636	697	725	725	89	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	28	28	28	28	0	0%
Office	1	1	1	1	0	0%
Schools	3	2	2	2	-1	-22%
Roads and Freeways	139	139	139	139	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	357	309	282	282	-74	-21%
Vacant Developable Acres	19	6	4	4	-15	-77%
Low Density Single Family	0	0	0	0	0	0%
Single Family	19	6	4	4	-15	-77%
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	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	2	2	2	2	0	0%
Employment Density[3]	11.7	12.4	12.5	12.5	0.8	7%
Residential Density[4]	2.7	2.7	2.6	2.6	-0.1	-4%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 134.11   ■ Region
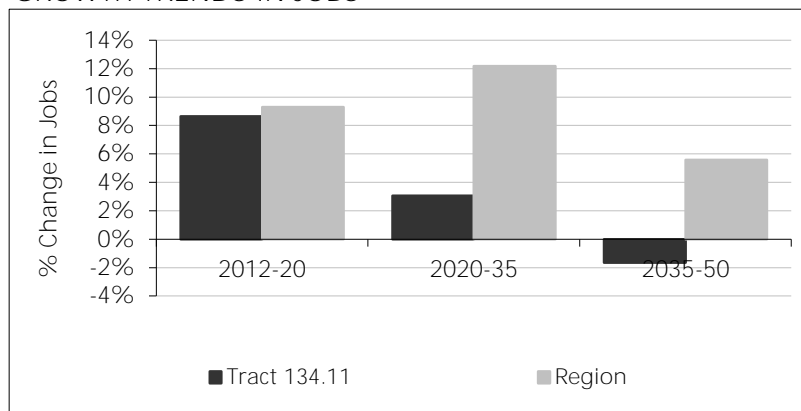
Notes:

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 134.11
Page 3 of 3