SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,569	4,634	4,718	4,774	205	4%
Household Population	4,569	4,634	4,718	4,774	205	4%
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	1,594	1,595	1,600	1,612	18	1%
Single Family	1,257	1,258	1,263	1,253	-4	0%
Multiple Family	337	337	337	359	22	7%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,543	1,537	1,549	1,564	21	1%
Single Family	1,215	1,211	1,225	1,218	3	0%
Multiple Family	328	326	324	346	18	5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.2%	3.6%	3.2%	3.0%	-0.2	-6%
Single Family	3.3%	3.7%	3.0%	2.8%	-0.5	-15%
Multiple Family	2.7%	3.3%	3.9%	3.6%	0.9	33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.96	3.01	3.05	3.05	0.1	3%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Households by Income Category						
Less than $15,000	198	157	122	99	-99	-50%
$15,000-$29,999	119	261	244	213	94	79%
$30,000-$44,999	273	231	219	233	-40	-15%
$45,000-$59,999	224	232	237	197	-27	-12%
$60,000-$74,999	86	203	177	184	98	114%
$75,000-$99,999	197	190	221	235	38	19%
$100,000-$124,999	159	104	130	154	-5	-3%
$125,000-$149,999	98	52	70	86	-12	-12%
$150,000-$199,999	104	62	67	80	-24	-23%
$200,000 or more	85	45	62	83	-2	-2%
Total Households	1,543	1,537	1,549	1,564	21	1%

*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.
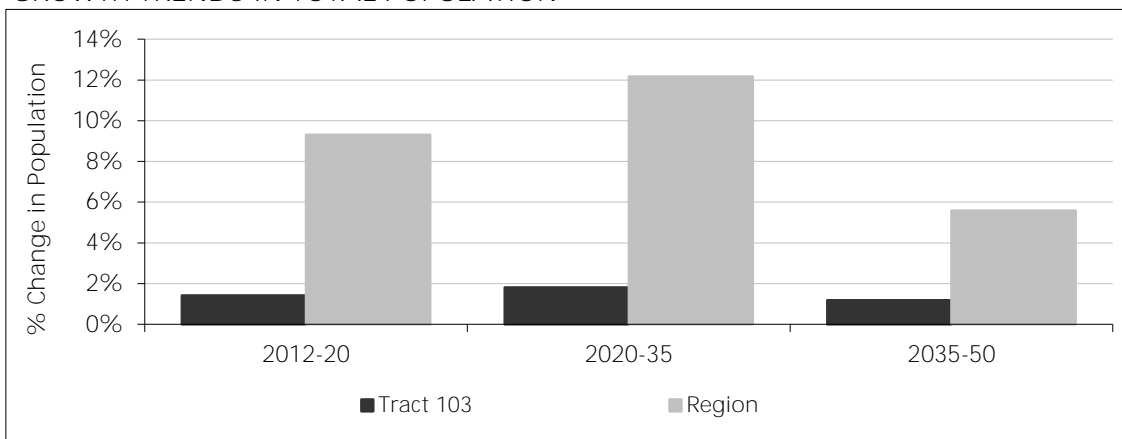
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	4,569	4,634	4,718	4,774	205	4%
Under 5	309	352	317	301	-8	-3%
5 to 9	273	270	260	250	-23	-8%
10 to 14	322	300	285	295	-27	-8%
15 to 17	189	160	148	154	-35	-19%
18 to 19	141	107	96	98	-43	-30%
20 to 24	306	297	256	264	-42	-14%
25 to 29	297	304	251	234	-63	-21%
30 to 34	319	292	270	241	-78	-24%
35 to 39	297	294	303	259	-38	-13%
40 to 44	314	268	304	270	-44	-14%
45 to 49	301	261	267	281	-20	-7%
50 to 54	342	292	280	300	-42	-12%
55 to 59	299	322	267	342	43	14%
60 to 61	117	143	120	132	15	13%
62 to 64	131	161	141	146	15	11%
65 to 69	142	210	250	270	128	90%
70 to 74	136	211	263	225	89	65%
75 to 79	140	178	308	298	158	113%
80 to 84	106	111	192	226	120	113%
85 and over	88	101	140	188	100	114%
Median Age	37.2	39.0	42.8	45.4	8.2	22%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	4,569	4,634	4,718	4,774	205	4%
Hispanic	2,217	2,586	3,061	3,717	1,500	68%
Non-Hispanic	2,352	2,048	1,657	1,057	-1,295	-55%
White	1,666	1,421	940	293	-1,373	-82%
Black	127	110	124	127	0	0%
American Indian	24	14	5	1	-23	-96%
Asian	300	275	334	364	64	21%
Hawaiian / Pacific Islander	29	27	20	17	-12	-41%
Other	14	7	2	1	-13	-93%
Two or More Races	192	194	232	254	62	32%

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	787	787	787	787	0	0%
Civilian Jobs	787	787	787	787	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	275	275	275	275	0	0%
Developed Acres	275	275	275	275	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	165	166	166	165	0	0%
Multiple Family	10	10	10	11	1	7%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	12	12	12	12	0	0%
Office	2	2	2	2	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	74	74	74	74	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	0	0	0	-77%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-94%
Multiple Family	0	0	0	0	0	-33%
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]	31.0	31.0	31.2	31.0	0.0	0%
Residential Density[4]	9.1	9.1	9.1	9.2	0.1	1%

GROWTH TRENDS IN JOBS

Bar chart — % Change in Jobs by period (2012-20, 2020-35, 2035-50) for Tract 103 and Region.
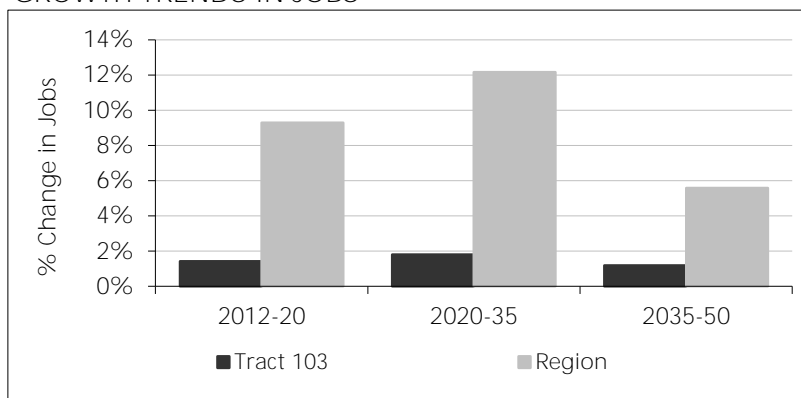
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
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