POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,089	5,068	5,350	5,185	96	2%
Household Population	5,049	5,037	5,297	5,114	65	1%
Group Quarters Population	40	31	53	71	31	78%
Civilian	40	31	53	71	31	78%
Military	0	0	0	0	0	0%
Total Housing Units	1,718	1,727	1,777	1,810	92	5%
Single Family	1,205	1,214	1,264	1,310	105	9%
Multiple Family	384	384	384	382	-2	-1%
Mobile Homes	129	129	129	118	-11	-9%
Occupied Housing Units	1,668	1,650	1,725	1,701	33	2%
Single Family	1,181	1,175	1,247	1,254	73	6%
Multiple Family	364	352	354	336	-28	-8%
Mobile Homes	123	123	124	111	-12	-10%
Vacancy Rate	2.9%	4.5%	2.9%	6.0%	3.1	107%
Single Family	2.0%	3.2%	1.3%	4.3%	2.3	115%
Multiple Family	5.2%	8.3%	7.8%	12.0%	6.8	131%
Mobile Homes	4.7%	4.7%	3.9%	5.9%	1.2	26%
Persons per Household	3.03	3.05	3.07	3.01	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.
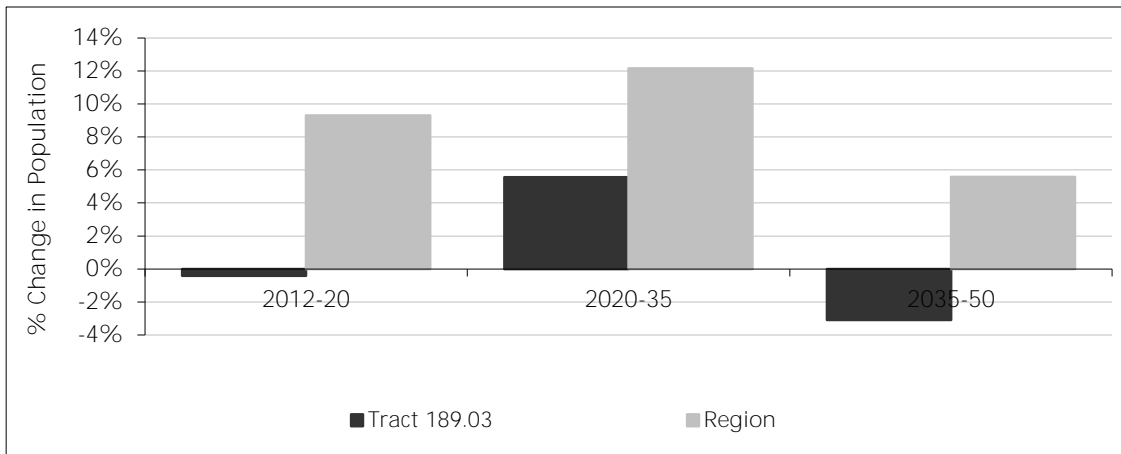
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,089	5,068	5,350	5,185	96	2%
Under 5	354	400	395	363	9	3%
5 to 9	312	314	320	304	-8	-3%
10 to 14	371	351	377	371	0	0%
15 to 17	249	208	216	212	-37	-15%
18 to 19	185	136	133	133	-52	-28%
20 to 24	423	403	381	362	-61	-14%
25 to 29	366	380	338	318	-48	-13%
30 to 34	273	270	283	262	-11	-4%
35 to 39	239	253	287	248	9	4%
40 to 44	295	262	341	290	-5	-2%
45 to 49	323	286	315	308	-15	-5%
50 to 54	346	306	307	329	-17	-5%
55 to 59	328	314	249	287	-41	-13%
60 to 61	127	142	113	125	-2	-2%
62 to 64	150	168	151	162	12	8%
65 to 69	203	253	263	262	59	29%
70 to 74	181	261	300	245	64	35%
75 to 79	118	138	220	188	70	59%
80 to 84	119	108	200	202	83	70%
85 and over	127	115	161	214	87	69%
Median Age	35.2	36.4	39.0	40.3	5.1	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,089	5,068	5,350	5,185	96	2%
Hispanic	2,564	2,866	3,555	3,789	1,225	48%
Non-Hispanic	2,525	2,202	1,795	1,396	-1,129	-45%
White	2,282	1,966	1,539	1,142	-1,140	-50%
Black	34	32	25	17	-17	-50%
American Indian	20	15	8	5	-15	-75%
Asian	69	70	90	97	28	41%
Hawaiian / Pacific Islander	11	11	13	16	5	45%
Other	10	8	7	7	-3	-30%
Two or More Races	99	100	113	112	13	13%

GROWTH TRENDS IN TOTAL POPULATION

Legend: ■ Tract 189.03 ■ Region

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	368	368	373	442	74	20%
Civilian Jobs	368	368	373	442	74	20%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,694	1,694	1,694	1,694	0	0%
Developed Acres	1,214	1,239	1,295	1,320	106	9%
Low Density Single Family	676	701	757	781	105	15%
Single Family	322	322	325	328	6	2%
Multiple Family	18	18	18	18	-1	-3%
Mobile Homes	14	14	11	8	-6	-43%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	5	5	--
Industrial	7	7	7	7	0	0%
Commercial/Services	23	23	22	20	-2	-11%
Office	1	1	1	1	0	-44%
Schools	0	0	0	0	0	0%
Roads and Freeways	57	57	57	57	0	0%
Agricultural and Extractive[2]	95	95	95	95	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	264	240	183	158	-106	-40%
Low Density Single Family	180	155	99	75	-105	-58%
Single Family	69	69	69	69	0	0%
Multiple Family	11	11	11	11	0	0%
Mixed Use	2	2	2	1	-1	-60%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	2	2	2	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	215	215	215	215	0	0%
Employment Density[3]	12.1	12.2	12.4	14.7	2.6	22%
Residential Density[4]	1.7	1.6	1.6	1.6	-0.1	-4%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 189.03   ■ Region
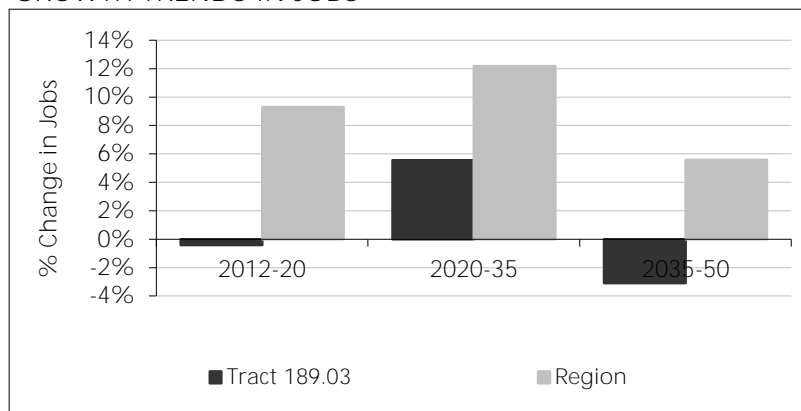
Notes:

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
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