POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,031	2,634	3,937	4,343	1,312	43%
Household Population	3,019	2,631	3,924	4,327	1,308	43%
Group Quarters Population	12	3	13	16	4	33%
Civilian	12	3	13	16	4	33%
Military	0	0	0	0	0	0%
Total Housing Units	1,130	1,134	1,563	1,775	645	57%
Single Family	1,129	1,129	1,555	1,632	503	45%
Multiple Family	1	5	8	143	142	14200%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,118	952	1,415	1,560	442	40%
Single Family	1,118	952	1,409	1,425	307	27%
Multiple Family	0	0	6	135	135	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.1%	16.0%	9.5%	12.1%	11.0	1000%
Single Family	1.0%	15.7%	9.4%	12.7%	11.7	1170%
Multiple Family	100.0%	100.0%	25.0%	5.6%	-94.4	-94%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.70	2.76	2.77	2.77	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.
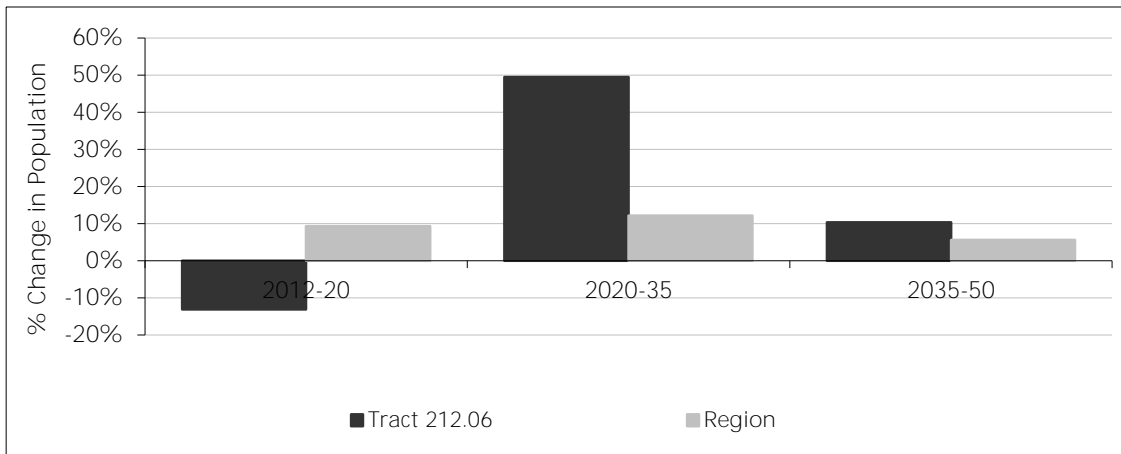
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,031	2,634	3,937	4,343	1,312	43%
Under 5	96	89	113	145	49	51%
5 to 9	147	132	172	220	73	50%
10 to 14	205	160	242	262	57	28%
15 to 17	156	102	171	161	5	3%
18 to 19	94	50	87	60	-34	-36%
20 to 24	165	124	175	155	-10	-6%
25 to 29	110	82	92	111	1	1%
30 to 34	121	101	117	156	35	29%
35 to 39	105	102	116	145	40	38%
40 to 44	178	140	216	209	31	17%
45 to 49	275	195	306	273	-2	-1%
50 to 54	292	203	316	307	15	5%
55 to 59	239	204	243	304	65	27%
60 to 61	87	85	86	109	22	25%
62 to 64	156	162	186	245	89	57%
65 to 69	229	270	355	450	221	97%
70 to 74	144	199	337	317	173	120%
75 to 79	108	126	326	309	201	186%
80 to 84	59	50	143	165	106	180%
85 and over	65	58	138	240	175	269%
Median Age	47.5	51.0	52.6	54.5	7.0	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,031	2,634	3,937	4,343	1,312	43%
Hispanic	465	457	803	1,004	539	116%
Non-Hispanic	2,566	2,177	3,134	3,339	773	30%
White	2,365	2,004	2,851	2,995	630	27%
Black	21	19	29	35	14	67%
American Indian	45	26	15	8	-37	-82%
Asian	63	61	128	169	106	168%
Hawaiian / Pacific Islander	6	6	6	6	0	0%
Other	6	6	11	12	6	100%
Two or More Races	60	55	94	114	54	90%

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	444	929	1,339	2,067	1,623	366%
Civilian Jobs	444	929	1,339	2,067	1,623	366%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	10,861	10,861	10,861	10,861	0	0%
Developed Acres	2,497	2,542	4,077	4,366	1,870	75%
Low Density Single Family	1,943	1,943	3,381	3,570	1,627	84%
Single Family	93	93	140	140	48	51%
Multiple Family	0	0	0	10	10	--
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	13	58	102	186	173	1305%
Commercial/Services	21	21	27	34	13	62%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	103	103	103	103	0	0%
Agricultural and Extractive[2]	13	13	13	13	0	0%
Parks and Military Use	311	311	311	311	0	0%
Vacant Developable Acres	2,349	2,304	769	479	-1,870	-80%
Low Density Single Family	2,074	2,074	637	447	-1,627	-78%
Single Family	48	48	0	0	-48	-100%
Multiple Family	20	19	19	10	-10	-49%
Mixed Use	0	0	0	0	0	0%
Industrial	191	149	106	22	-169	-88%
Commercial/Services	16	13	7	0	-16	-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	6,016	6,016	6,016	6,016	0	0%
Employment Density[3]	12.9	11.7	10.4	9.4	-3.5	-27%
Residential Density[4]	0.6	0.6	0.4	0.5	-0.1	-14%

GROWTH TRENDS IN JOBS

■ Tract 212.06   ■ Region
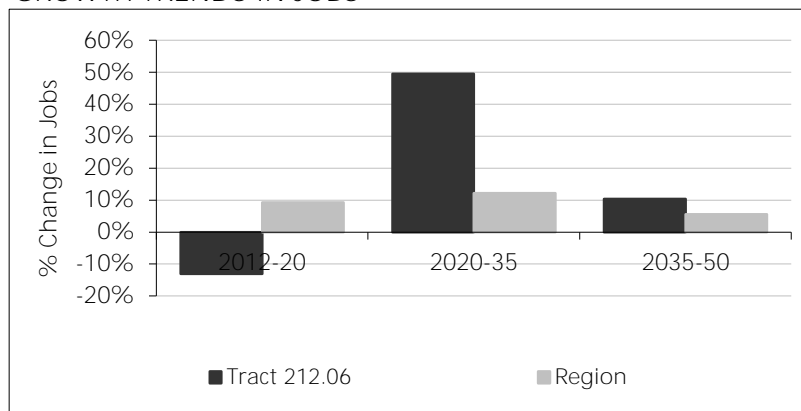
Notes:

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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