POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,724	5,892	6,473	6,491	767	13%
Household Population	5,705	5,883	6,451	6,460	755	13%
Group Quarters Population	19	9	22	31	12	63%
Civilian	19	9	22	31	12	63%
Military	0	0	0	0	0	0%
Total Housing Units	2,132	2,158	2,304	2,326	194	9%
Single Family	2,132	2,158	2,304	2,326	194	9%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,002	2,014	2,200	2,216	214	11%
Single Family	2,002	2,014	2,200	2,216	214	11%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.1%	6.7%	4.5%	4.7%	-1.4	-23%
Single Family	6.1%	6.7%	4.5%	4.7%	-1.4	-23%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.85	2.92	2.93	2.92	0.1	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.
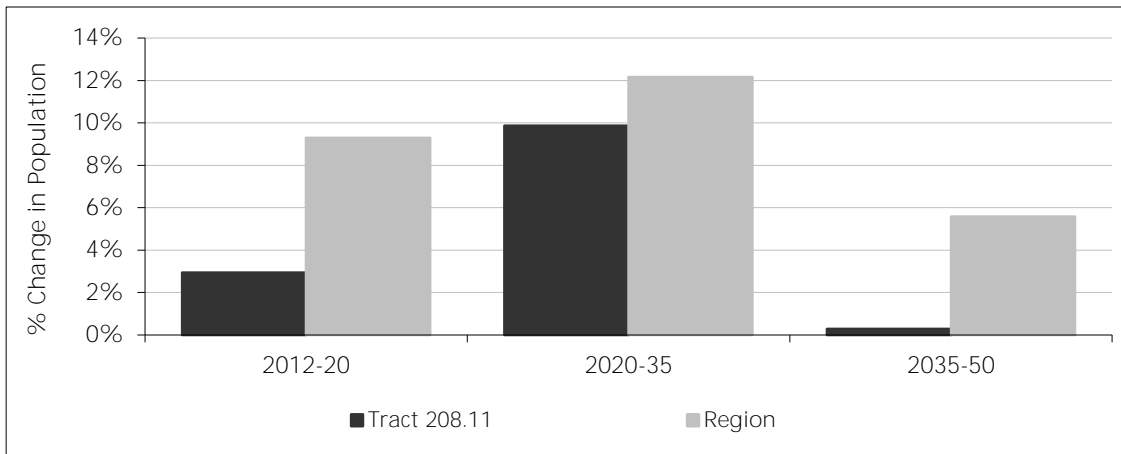
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 208.11
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,724	5,892	6,473	6,491	767	13%
Under 5	273	322	295	362	89	33%
5 to 9	298	336	311	364	66	22%
10 to 14	415	391	439	431	16	4%
15 to 17	332	275	336	297	-35	-11%
18 to 19	189	126	151	105	-84	-44%
20 to 24	353	316	341	285	-68	-19%
25 to 29	254	249	223	245	-9	-4%
30 to 34	241	248	207	266	25	10%
35 to 39	253	303	269	306	53	21%
40 to 44	352	334	375	323	-29	-8%
45 to 49	454	380	454	359	-95	-21%
50 to 54	535	440	507	447	-88	-16%
55 to 59	496	505	449	512	16	3%
60 to 61	173	209	162	187	14	8%
62 to 64	234	282	232	271	37	16%
65 to 69	279	385	375	425	146	52%
70 to 74	179	298	381	334	155	87%
75 to 79	183	248	452	359	176	96%
80 to 84	139	142	320	300	161	116%
85 and over	92	103	194	313	221	240%
Median Age	43.6	45.6	48.2	48.6	5.0	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,724	5,892	6,473	6,491	767	13%
Hispanic	674	823	1,125	1,326	652	97%
Non-Hispanic	5,050	5,069	5,348	5,165	115	2%
White	4,695	4,687	4,846	4,586	-109	-2%
Black	50	54	63	65	15	30%
American Indian	45	35	17	10	-35	-78%
Asian	89	107	178	227	138	155%
Hawaiian / Pacific Islander	19	21	26	30	11	58%
Other	5	4	4	4	-1	-20%
Two or More Races	147	161	214	243	96	65%

GROWTH TRENDS IN TOTAL POPULATION

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

October 2013
Tract 208.11
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	563	575	575	575	12	2%
Civilian Jobs	563	575	575	575	12	2%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	12,016	12,016	12,016	12,016	0	0%
Developed Acres	2,674	3,727	4,679	4,782	2,109	79%
Low Density Single Family	1,260	2,143	3,079	3,180	1,920	152%
Single Family	851	851	893	901	49	6%
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	2	2	2	2	0	0%
Commercial/Services	75	75	60	54	-21	-28%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	236	236	236	236	0	0%
Agricultural and Extractive[2]	139	139	139	139	0	0%
Parks and Military Use	100	270	260	260	160	161%
Vacant Developable Acres	3,245	2,192	1,240	1,137	-2,109	-65%
Low Density Single Family	3,047	2,164	1,228	1,127	-1,920	-63%
Single Family	28	28	12	10	-18	-65%
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	170	0	0	0	-170	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	6,097	6,097	6,097	6,097	0	0%
Employment Density[3]	6.5	6.6	8.0	8.7	2.2	34%
Residential Density[4]	1.0	0.7	0.6	0.6	-0.4	-44%

GROWTH TRENDS IN JOBS
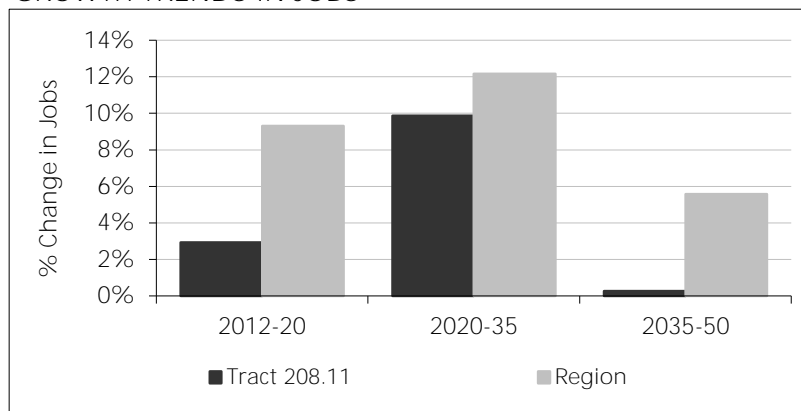
Notes:

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 208.11
Page 3 of 3