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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,593	5,648	5,815	5,753	160	3%
Household Population	5,593	5,648	5,815	5,753	160	3%
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	1,884	1,885	1,929	1,929	45	2%
Single Family	1,248	1,249	1,293	1,293	45	4%
Multiple Family	636	636	636	636	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,857	1,841	1,890	1,882	25	1%
Single Family	1,248	1,247	1,293	1,286	38	3%
Multiple Family	609	594	597	596	-13	-2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.4%	2.3%	2.0%	2.4%	1.0	71%
Single Family	0.0%	0.2%	0.0%	0.5%	0.5	0%
Multiple Family	4.2%	6.6%	6.1%	6.3%	2.1	50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.01	3.07	3.08	3.06	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.
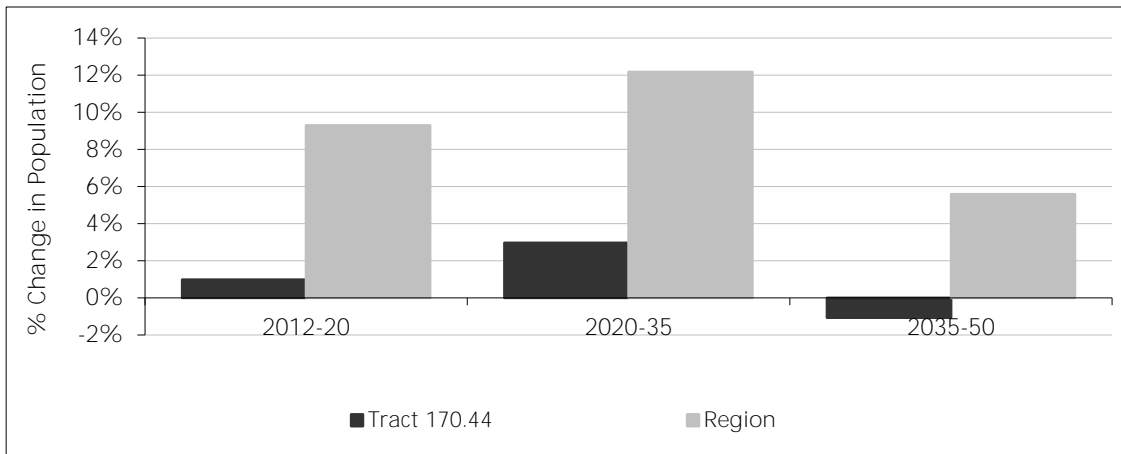
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,593	5,648	5,815	5,753	160	3%
Under 5	400	486	436	475	75	19%
5 to 9	495	565	536	568	73	15%
10 to 14	544	503	546	521	-23	-4%
15 to 17	304	252	288	247	-57	-19%
18 to 19	196	119	142	111	-85	-43%
20 to 24	163	144	145	128	-35	-21%
25 to 29	164	165	140	148	-16	-10%
30 to 34	297	305	265	309	12	4%
35 to 39	495	566	519	547	52	11%
40 to 44	588	558	604	517	-71	-12%
45 to 49	568	502	562	463	-105	-18%
50 to 54	516	448	491	430	-86	-17%
55 to 59	379	391	338	363	-16	-4%
60 to 61	61	74	65	76	15	25%
62 to 64	127	154	140	152	25	20%
65 to 69	124	181	190	214	90	73%
70 to 74	39	67	86	81	42	108%
75 to 79	53	68	129	128	75	142%
80 to 84	32	34	75	86	54	169%
85 and over	48	66	118	189	141	294%
Median Age	37.4	37.5	38.9	38.4	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,593	5,648	5,815	5,753	160	3%
Hispanic	423	502	599	690	267	63%
Non-Hispanic	5,170	5,146	5,216	5,063	-107	-2%
White	3,081	2,893	2,416	1,993	-1,088	-35%
Black	78	86	94	102	24	31%
American Indian	12	15	18	18	6	50%
Asian	1,732	1,853	2,301	2,503	771	45%
Hawaiian / Pacific Islander	7	12	26	37	30	429%
Other	14	17	23	25	11	79%
Two or More Races	246	270	338	385	139	57%

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	564	564	582	582	18	3%
Civilian Jobs	564	564	582	582	18	3%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	594	594	594	594	0	0%
Developed Acres	498	498	513	513	15	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	194	194	209	209	15	8%
Multiple Family	35	35	35	35	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	0	0	0	0	0	0%
Commercial/Services	8	8	8	8	0	0%
Office	0	0	0	0	0	0%
Schools	18	18	18	18	0	0%
Roads and Freeways	91	91	91	91	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	151	151	151	151	0	0%
Vacant Developable Acres	15	15	0	0	-15	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	15	15	0	0	-15	-100%
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	81	81	81	81	0	0%
Employment Density[3]	21.4	21.4	22.1	22.1	0.7	3%
Residential Density[4]	8.2	8.2	7.9	7.9	-0.3	-4%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 170.44   ■ Region
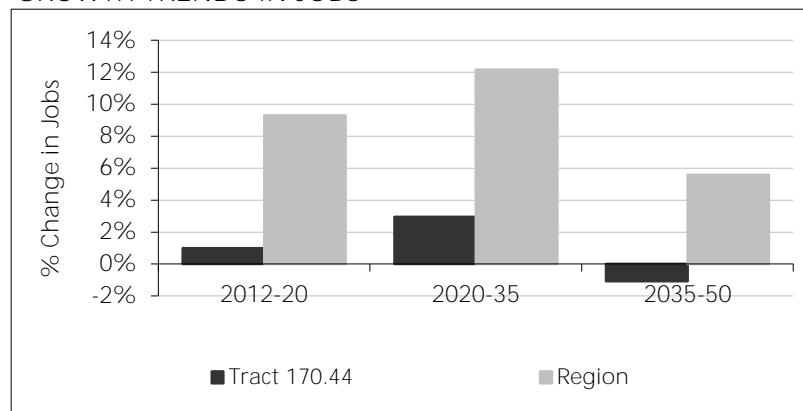
Notes:

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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