POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,929	3,682	4,368	6,822	2,893	74%
Household Population	3,929	3,682	4,368	6,822	2,893	74%
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	1,578	1,465	1,688	2,696	1,118	71%
Single Family	14	14	11	0	-14	-100%
Multiple Family	963	958	1,397	2,666	1,703	177%
Mobile Homes	601	493	280	30	-571	-95%
Occupied Housing Units	1,493	1,357	1,651	2,611	1,118	75%
Single Family	14	9	11	0	-14	-100%
Multiple Family	915	900	1,370	2,586	1,671	183%
Mobile Homes	564	448	270	25	-539	-96%
Vacancy Rate	5.4%	7.4%	2.2%	3.2%	-2.2	-41%
Single Family	0.0%	35.7%	0.0%	0.0%	0.0	0%
Multiple Family	5.0%	6.1%	1.9%	3.0%	-2.0	-40%
Mobile Homes	6.2%	9.1%	3.6%	16.7%	10.5	169%
Persons per Household	2.63	2.71	2.65	2.61	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.
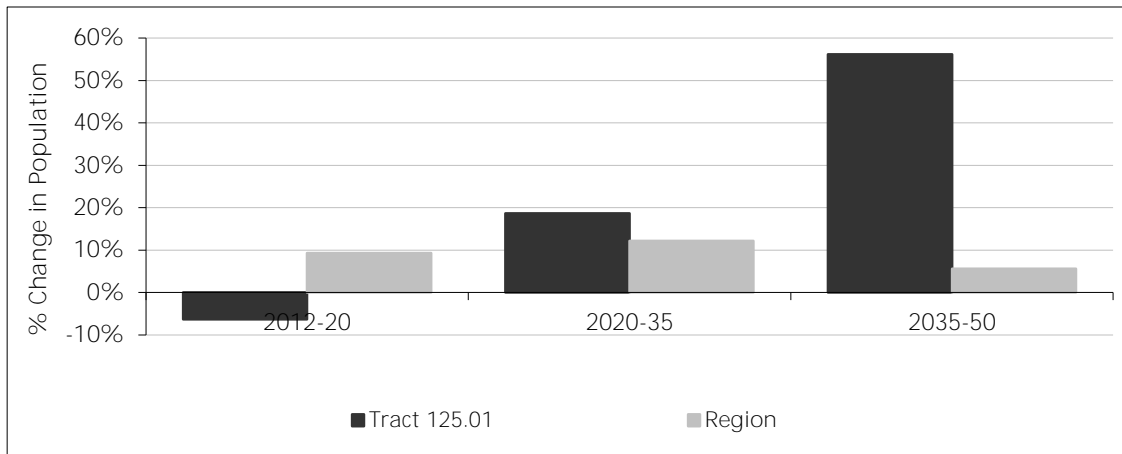
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,929	3,682	4,368	6,822	2,893	74%
Under 5	291	290	289	390	99	34%
5 to 9	278	240	259	361	83	30%
10 to 14	280	232	247	364	84	30%
15 to 17	174	133	138	217	43	25%
18 to 19	109	76	72	106	-3	-3%
20 to 24	316	278	266	401	85	27%
25 to 29	328	320	298	425	97	30%
30 to 34	258	229	258	361	103	40%
35 to 39	240	217	269	345	105	44%
40 to 44	229	184	256	326	97	42%
45 to 49	239	201	234	381	142	59%
50 to 54	231	211	241	421	190	82%
55 to 59	212	221	221	440	228	108%
60 to 61	75	86	97	169	94	125%
62 to 64	118	135	162	258	140	119%
65 to 69	170	216	309	495	325	191%
70 to 74	126	163	252	378	252	200%
75 to 79	109	114	243	408	299	274%
80 to 84	88	80	166	341	253	288%
85 and over	58	56	91	235	177	305%
Median Age	33.7	36.0	41.7	46.5	12.8	38%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,929	3,682	4,368	6,822	2,893	74%
Hispanic	2,816	2,735	3,332	5,315	2,499	89%
Non-Hispanic	1,113	947	1,036	1,507	394	35%
White	513	411	376	467	-46	-9%
Black	190	166	159	203	13	7%
American Indian	20	13	11	7	-13	-65%
Asian	286	263	367	622	336	117%
Hawaiian / Pacific Islander	10	9	10	17	7	70%
Other	2	2	2	2	0	0%
Two or More Races	92	83	111	189	97	105%

GROWTH TRENDS IN TOTAL POPULATION

Legend: ■ Tract 125.01 ■ Region

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	410	755	1,034	1,140	730	178%
Civilian Jobs	410	755	1,034	1,140	730	178%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	117	117	117	117	0	0%
Developed Acres	116	117	117	117	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	-1	-100%
Multiple Family	36	39	32	32	-4	-11%
Mobile Homes	33	27	15	0	-33	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	7	37	58	58	--
Industrial	11	8	3	0	-11	-100%
Commercial/Services	17	12	4	3	-13	-80%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	17	20	20	20	3	17%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	0	2	4	4	4	--
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density[3]	14.6	31.5	39.8	35.2	20.6	142%
Residential Density[4]	22.4	20.6	25.3	44.2	21.8	98%

GROWTH TRENDS IN JOBS

■ Tract 125.01   ■ Region
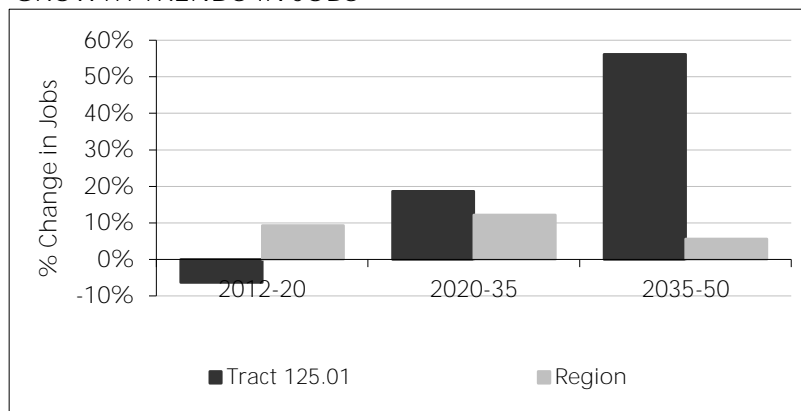
Notes:

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
SANDAG
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