POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,718	4,860	5,683	6,632	2,914	78%
Household Population	3,604	4,749	5,554	6,491	2,887	80%
Group Quarters Population	114	111	129	141	27	24%
Civilian	114	111	129	141	27	24%
Military	0	0	0	0	0	0%
Total Housing Units	1,961	2,494	2,878	3,380	1,419	72%
Single Family	788	788	669	676	-112	-14%
Multiple Family	1,173	1,706	2,209	2,704	1,531	131%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,836	2,288	2,683	3,149	1,313	72%
Single Family	773	772	633	638	-135	-17%
Multiple Family	1,063	1,516	2,050	2,511	1,448	136%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.4%	8.3%	6.8%	6.8%	0.4	6%
Single Family	1.9%	2.0%	5.4%	5.6%	3.7	195%
Multiple Family	9.4%	11.1%	7.2%	7.1%	-2.3	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.96	2.08	2.07	2.06	0.1	5%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Households by Income Category						
Less than $15,000	185	208	203	216	31	17%
$15,000-$29,999	238	327	352	359	121	51%
$30,000-$44,999	310	459	389	381	71	23%
$45,000-$59,999	226	346	483	592	366	162%
$60,000-$74,999	192	243	308	316	124	65%
$75,000-$99,999	339	301	311	409	70	21%
$100,000-$124,999	89	154	258	355	266	299%
$125,000-$149,999	97	120	159	191	94	97%
$150,000-$199,999	98	120	186	246	148	151%
$200,000 or more	62	10	34	84	22	35%
Total Households	1,836	2,288	2,683	3,149	1,313	72%
Median Household Income Adjusted for inflation ($2010)	$57,279	$51,503	$57,345	$61,258	$3,979	7%

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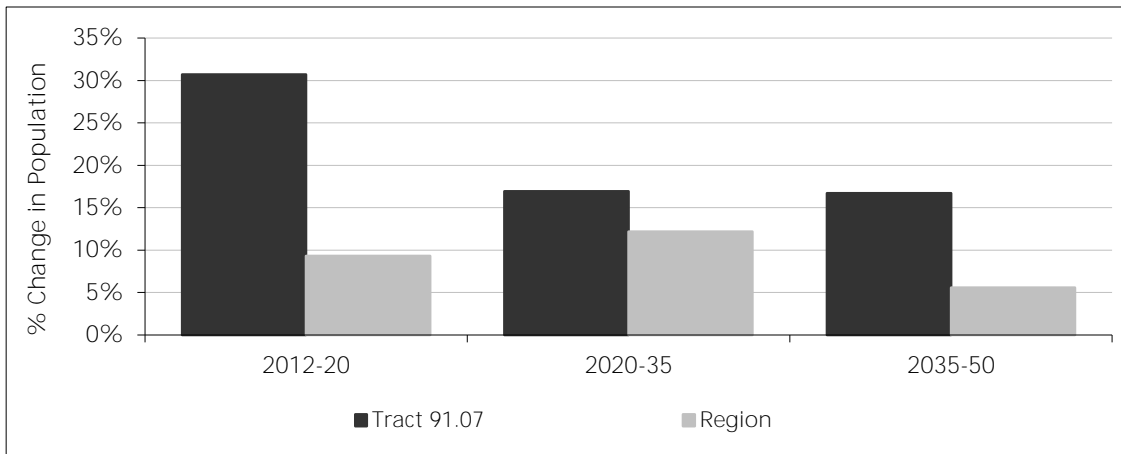
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 91.07
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,718	4,860	5,683	6,632	2,914	78%
Under 5	213	315	339	408	195	92%
5 to 9	101	140	169	205	104	103%
10 to 14	80	101	123	147	67	84%
15 to 17	32	35	42	50	18	56%
18 to 19	25	25	26	25	0	0%
20 to 24	462	514	581	569	107	23%
25 to 29	692	860	842	1,003	311	45%
30 to 34	496	620	625	794	298	60%
35 to 39	302	436	473	539	237	78%
40 to 44	222	268	355	357	135	61%
45 to 49	187	212	267	284	97	52%
50 to 54	188	205	252	293	105	56%
55 to 59	135	179	169	226	91	67%
60 to 61	48	73	74	92	44	92%
62 to 64	88	137	131	173	85	97%
65 to 69	113	199	229	285	172	152%
70 to 74	90	189	272	263	173	192%
75 to 79	74	122	244	222	148	200%
80 to 84	62	78	179	211	149	240%
85 and over	108	152	291	486	378	350%
Median Age	32.6	33.5	36.0	36.1	3.5	11%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,718	4,860	5,683	6,632	2,914	78%
Hispanic	763	1,187	1,760	2,449	1,686	221%
Non-Hispanic	2,955	3,673	3,923	4,183	1,228	42%
White	2,336	2,822	2,726	2,598	262	11%
Black	114	156	191	237	123	108%
American Indian	11	13	13	13	2	18%
Asian	297	408	606	808	511	172%
Hawaiian / Pacific Islander	10	16	23	34	24	240%
Other	13	14	15	18	5	38%
Two or More Races	174	244	349	475	301	173%

GROWTH TRENDS IN TOTAL POPULATION

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

October 2013
Tract 91.07
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,447	1,690	1,700	1,744	297	21%
Civilian Jobs	1,447	1,690	1,700	1,744	297	21%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	190	190	190	190	0	0%
Developed Acres	172	186	186	188	16	9%
Low Density Single Family	0	0	0	0	0	0%
Single Family	39	39	27	24	-16	-40%
Multiple Family	27	39	52	56	29	108%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	6	6	8	8	--
Industrial	13	13	12	12	-2	-12%
Commercial/Services	15	13	13	12	-4	-23%
Office	6	4	4	4	-1	-26%
Schools	0	0	0	0	0	0%
Roads and Freeways	38	40	40	40	1	3%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	0	0%
Vacant Developable Acres	16	1	1	0	-16	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	13	1	1	0	-13	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	2	0	0	0	-2	-100%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	-100%
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	2	2	2	2	0	0%
Employment Density[3]	42.3	52.5	53.2	55.6	13.2	31%
Residential Density[4]	28.4	29.5	34.0	39.1	10.7	37%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 91.07   ■ Region
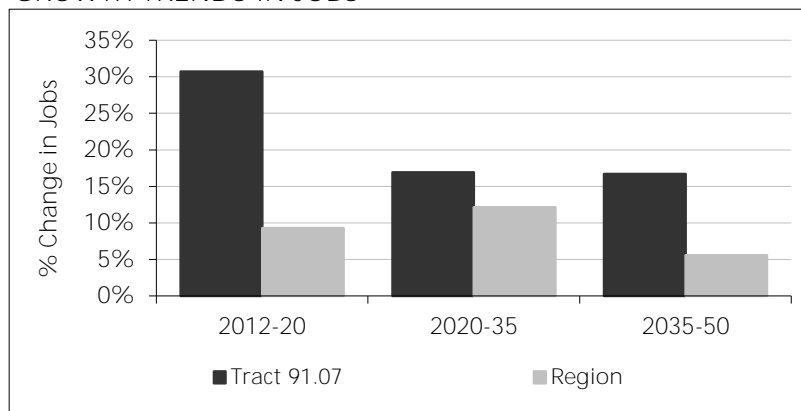
Notes:

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
www.sandag.org

October 2013
Tract 91.07
Page 3 of 3