POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,877	5,165	5,250	5,190	313	6%
Household Population	4,780	5,074	5,141	5,066	286	6%
Group Quarters Population	97	91	109	124	27	28%
Civilian	97	91	109	124	27	28%
Military	0	0	0	0	0	0%
Total Housing Units	1,723	1,794	1,803	1,806	83	5%
Single Family	1,374	1,431	1,438	1,438	64	5%
Multiple Family	349	363	365	368	19	5%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,688	1,752	1,767	1,734	46	3%
Single Family	1,348	1,404	1,417	1,393	45	3%
Multiple Family	340	348	350	341	1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.0%	2.3%	2.0%	4.0%	2.0	100%
Single Family	1.9%	1.9%	1.5%	3.1%	1.2	63%
Multiple Family	2.6%	4.1%	4.1%	7.3%	4.7	181%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.83	2.90	2.91	2.92	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.
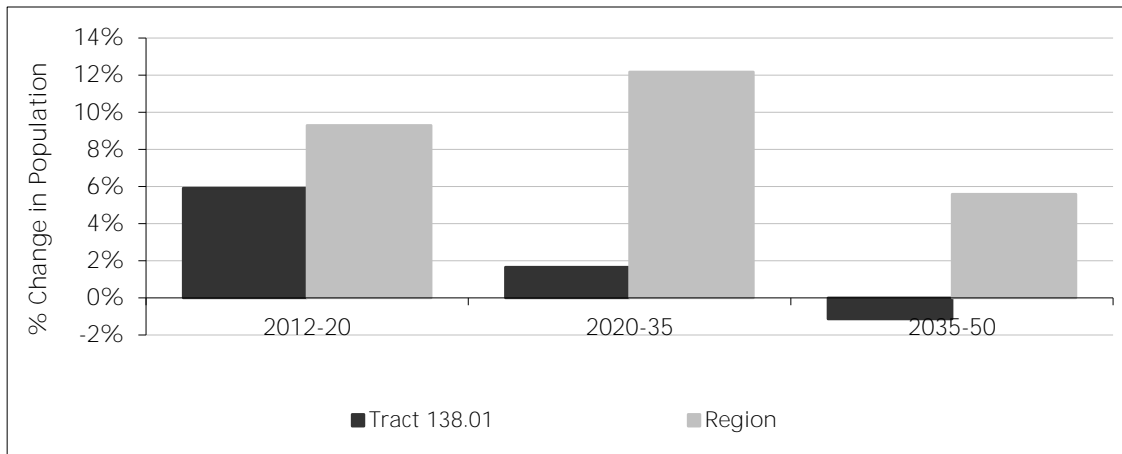
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,877	5,165	5,250	5,190	313	6%
Under 5	335	402	372	352	17	5%
5 to 9	350	388	394	386	36	10%
10 to 14	290	283	284	275	-15	-5%
15 to 17	233	209	207	204	-29	-12%
18 to 19	136	108	114	113	-23	-17%
20 to 24	285	286	254	246	-39	-14%
25 to 29	333	369	330	321	-12	-4%
30 to 34	315	330	320	309	-6	-2%
35 to 39	313	359	377	344	31	10%
40 to 44	340	311	350	286	-54	-16%
45 to 49	365	324	331	317	-48	-13%
50 to 54	400	355	357	376	-24	-6%
55 to 59	301	319	259	318	17	6%
60 to 61	113	143	118	135	22	19%
62 to 64	154	185	154	162	8	5%
65 to 69	211	291	282	279	68	32%
70 to 74	131	208	263	220	89	68%
75 to 79	95	119	207	194	99	104%
80 to 84	81	77	132	137	56	69%
85 and over	96	99	145	216	120	125%
Median Age	37.6	37.9	39.6	40.8	3.2	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,877	5,165	5,250	5,190	313	6%
Hispanic	1,625	2,003	2,525	2,948	1,323	81%
Non-Hispanic	3,252	3,162	2,725	2,242	-1,010	-31%
White	2,310	2,090	1,400	753	-1,557	-67%
Black	442	514	630	715	273	62%
American Indian	18	18	20	19	1	6%
Asian	183	210	290	332	149	81%
Hawaiian / Pacific Islander	75	83	94	111	36	48%
Other	6	6	6	6	0	0%
Two or More Races	218	241	285	306	88	40%

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	782	823	825	825	43	5%
Civilian Jobs	782	823	825	825	43	5%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	579	579	579	579	0	0%
Developed Acres	560	569	572	572	12	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	331	340	343	343	13	4%
Multiple Family	11	12	12	12	1	7%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	3	3	3	-1	-15%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-100%
Commercial/Services	24	25	25	25	1	5%
Office	2	2	2	2	0	16%
Schools	10	10	10	10	0	0%
Roads and Freeways	158	158	158	158	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	21	19	19	19	-2	-9%
Vacant Developable Acres	15	7	3	3	-12	-79%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	5	1	1	-12	-89%
Multiple Family	1	1	1	0	0	-30%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	1	1	0	-7%
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	1	1	1	1	0	0%
Constrained Acres	4	4	4	4	0	0%
Employment Density[3]	22.1	22.7	22.7	22.7	0.6	3%
Residential Density[4]	5.0	5.1	5.0	5.0	0.1	1%

GROWTH TRENDS IN JOBS

■ Tract 138.01   ■ Region
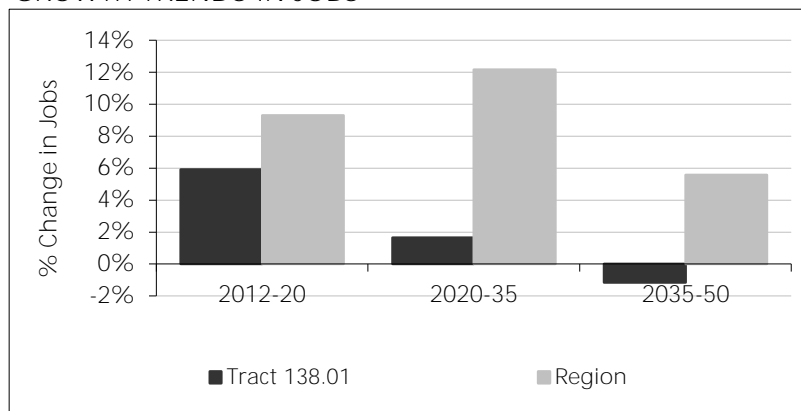
Notes:

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
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