POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,340	4,802	4,951	4,923	583	13%
Household Population	4,340	4,802	4,951	4,923	583	13%
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	2,255	2,417	2,429	2,436	181	8%
Single Family	1,269	1,275	1,280	1,280	11	1%
Multiple Family	329	485	492	499	170	52%
Mobile Homes	657	657	657	657	0	0%
Occupied Housing Units	1,839	1,986	2,037	2,028	189	10%
Single Family	1,066	1,067	1,108	1,108	42	4%
Multiple Family	293	437	451	453	160	55%
Mobile Homes	480	482	478	467	-13	-3%
Vacancy Rate	18.4%	17.8%	16.1%	16.7%	-1.7	-9%
Single Family	16.0%	16.3%	13.4%	13.4%	-2.6	-16%
Multiple Family	10.9%	9.9%	8.3%	9.2%	-1.7	-16%
Mobile Homes	26.9%	26.6%	27.2%	28.9%	2.0	7%
Persons per Household	2.36	2.42	2.43	2.43	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.
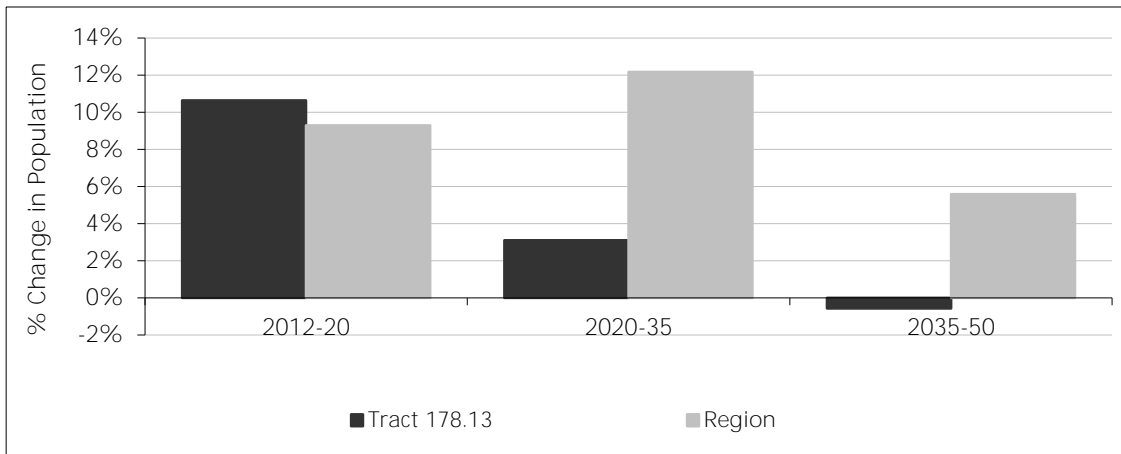
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,340	4,802	4,951	4,923	583	13%
Under 5	197	240	200	235	38	19%
5 to 9	286	333	299	340	54	19%
10 to 14	273	263	275	264	-9	-3%
15 to 17	103	90	101	86	-17	-17%
18 to 19	88	59	68	43	-45	-51%
20 to 24	151	136	142	112	-39	-26%
25 to 29	137	138	113	124	-13	-9%
30 to 34	175	185	134	173	-2	-1%
35 to 39	238	293	233	262	24	10%
40 to 44	340	334	350	303	-37	-11%
45 to 49	332	291	324	262	-70	-21%
50 to 54	317	266	282	236	-81	-26%
55 to 59	341	349	274	289	-52	-15%
60 to 61	147	182	126	140	-7	-5%
62 to 64	208	255	187	221	13	6%
65 to 69	298	426	364	404	106	36%
70 to 74	224	392	456	387	163	73%
75 to 79	160	228	393	305	145	91%
80 to 84	144	151	309	268	124	86%
85 and over	181	191	321	469	288	159%
Median Age	47.7	50.7	54.2	55.4	7.7	16%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,340	4,802	4,951	4,923	583	13%
Hispanic	367	459	518	559	192	52%
Non-Hispanic	3,973	4,343	4,433	4,364	391	10%
White	3,558	3,880	3,884	3,776	218	6%
Black	26	26	21	15	-11	-42%
American Indian	14	12	7	7	-7	-50%
Asian	248	288	371	408	160	65%
Hawaiian / Pacific Islander	6	7	7	7	1	17%
Other	25	19	11	8	-17	-68%
Two or More Races	96	111	132	143	47	49%

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	4,784	5,530	6,199	6,416	1,632	34%
Civilian Jobs	4,784	5,530	6,199	6,416	1,632	34%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,199	1,199	1,199	1,199	0	0%
Developed Acres	984	1,017	1,049	1,059	75	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	171	171	172	172	2	1%
Multiple Family	5	12	12	12	7	125%
Mobile Homes	77	77	77	77	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	7	9	9	9	--
Industrial	307	240	258	263	-43	-14%
Commercial/Services	112	121	133	137	24	22%
Office	14	16	17	17	3	19%
Schools	0	0	0	0	0	0%
Roads and Freeways	232	305	305	305	74	32%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	66	66	66	66	0	0%
Vacant Developable Acres	75	46	14	4	-71	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	1	0	0	-2	-100%
Multiple Family	7	0	0	0	-7	-100%
Mixed Use	4	1	0	0	-4	-97%
Industrial	33	26	8	2	-31	-93%
Commercial/Services	26	17	6	2	-24	-94%
Office	3	0	0	0	-3	-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	136	136	136	136	0	0%
Employment Density[3]	11.0	14.5	15.1	15.2	4.2	38%
Residential Density[4]	8.9	9.1	9.1	9.2	0.2	3%

GROWTH TRENDS IN JOBS

Legend: Tract 178.13, Region
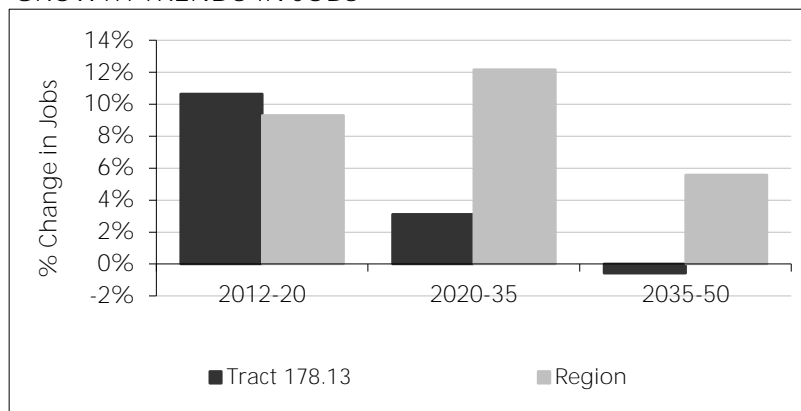
Notes:

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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