POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,728	3,770	3,644	5,567	1,839	49%
Household Population	3,719	3,762	3,621	5,530	1,811	49%
Group Quarters Population	9	8	23	37	28	311%
Civilian	9	8	23	37	28	311%
Military	0	0	0	0	0	0%
Total Housing Units	1,399	1,399	1,351	2,036	637	46%
Single Family	1,123	1,123	1,123	1,112	-11	-1%
Multiple Family	276	276	228	924	648	235%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,289	1,287	1,243	1,900	611	47%
Single Family	1,013	1,013	1,018	1,000	-13	-1%
Multiple Family	276	274	225	900	624	226%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.9%	8.0%	8.0%	6.7%	-1.2	-15%
Single Family	9.8%	9.8%	9.3%	10.1%	0.3	3%
Multiple Family	0.0%	0.7%	1.3%	2.6%	2.6	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.89	2.92	2.91	2.91	0.0	1%

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	72	144	116	169	97	135%
$15,000-$29,999	173	209	174	220	47	27%
$30,000-$44,999	208	262	231	237	29	14%
$45,000-$59,999	181	172	139	331	150	83%
$60,000-$74,999	164	117	169	213	49	30%
$75,000-$99,999	190	173	172	243	53	28%
$100,000-$124,999	123	93	100	187	64	52%
$125,000-$149,999	59	90	48	126	67	114%
$150,000-$199,999	82	22	88	161	79	96%
$200,000 or more	37	5	6	13	-24	-65%
Total Households	1,289	1,287	1,243	1,900	611	47%
Median Household Income Adjusted for inflation ($2010)	$60,960	$47,485	$55,845	$59,683	($1,277)	-2%

*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.
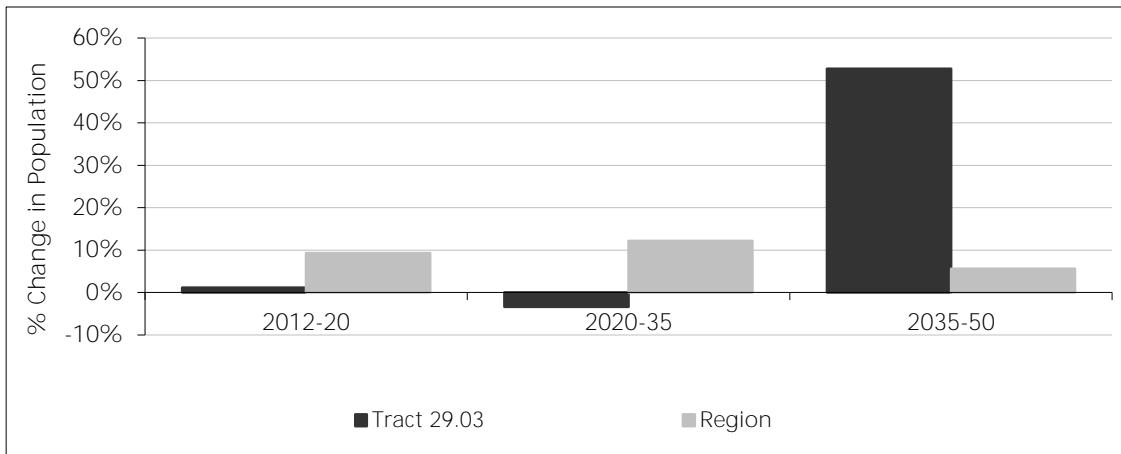
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 29.03
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,728	3,770	3,644	5,567	1,839	49%
Under 5	265	308	275	381	116	44%
5 to 9	245	256	255	366	121	49%
10 to 14	207	206	232	360	153	74%
15 to 17	155	140	148	232	77	50%
18 to 19	106	80	81	124	18	17%
20 to 24	271	257	206	315	44	16%
25 to 29	268	286	234	340	72	27%
30 to 34	286	287	284	395	109	38%
35 to 39	254	273	270	349	95	37%
40 to 44	256	226	247	326	70	27%
45 to 49	250	215	214	334	84	34%
50 to 54	274	244	227	387	113	41%
55 to 59	229	233	184	367	138	60%
60 to 61	99	114	90	155	56	57%
62 to 64	110	122	91	142	32	29%
65 to 69	131	163	146	222	91	69%
70 to 74	76	107	128	178	102	134%
75 to 79	78	91	132	187	109	140%
80 to 84	66	64	97	178	112	170%
85 and over	102	98	103	229	127	125%
Median Age	36.2	36.2	37.0	38.9	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,728	3,770	3,644	5,567	1,839	49%
Hispanic	1,410	1,769	2,435	4,208	2,798	198%
Non-Hispanic	2,318	2,001	1,209	1,359	-959	-41%
White	1,455	1,085	240	0	-1,455	-100%
Black	320	318	251	264	-56	-18%
American Indian	11	11	10	14	3	27%
Asian	374	409	502	747	373	100%
Hawaiian / Pacific Islander	27	35	50	92	65	241%
Other	12	12	12	15	3	25%
Two or More Races	119	131	144	227	108	91%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 29.03
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	347	347	660	870	523	151%
Civilian Jobs	347	347	660	870	523	151%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	338	338	338	338	0	0%
Developed Acres	322	322	322	322	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	201	201	201	201	-1	0%
Multiple Family	11	11	9	9	-2	-15%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	12	22	22	--
Industrial	2	2	0	0	-2	-100%
Commercial/Services	31	31	23	13	-17	-57%
Office	0	0	0	0	0	-100%
Schools	11	11	11	11	0	0%
Roads and Freeways	66	66	66	66	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	1	1	1	1	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	16	16	16	16	0	0%
Employment Density[3]	7.9	7.9	16.7	24.6	16.7	213%
Residential Density[4]	6.6	6.6	6.2	9.2	2.6	40%

GROWTH TRENDS IN JOBS

■ Tract 29.03   ■ Region
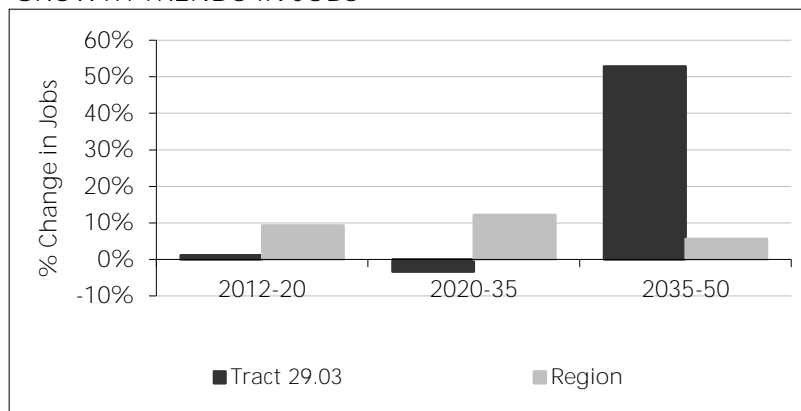
Notes:

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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October 2013
Tract 29.03
Page 3 of 3