SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,203	10,071	11,268	11,464	2,261	25%
Household Population	9,172	10,049	11,232	11,416	2,244	24%
Group Quarters Population	31	22	36	48	17	55%
Civilian	31	22	36	48	17	55%
Military	0	0	0	0	0	0%
Total Housing Units	3,005	3,252	3,621	3,718	713	24%
Single Family	2,875	3,141	3,510	3,607	732	25%
Multiple Family	2	2	2	2	0	0%
Mobile Homes	128	109	109	109	-19	-15%
Occupied Housing Units	2,936	3,179	3,543	3,617	681	23%
Single Family	2,812	3,071	3,437	3,519	707	25%
Multiple Family	0	2	2	0	0	0%
Mobile Homes	124	106	104	98	-26	-21%
Vacancy Rate	2.3%	2.2%	2.2%	2.7%	0.4	17%
Single Family	2.2%	2.2%	2.1%	2.4%	0.2	9%
Multiple Family	100.0%	0.0%	0.0%	100.0%	0.0	0%
Mobile Homes	3.1%	2.8%	4.6%	10.1%	7.0	226%
Persons per Household	3.12	3.16	3.17	3.16	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.
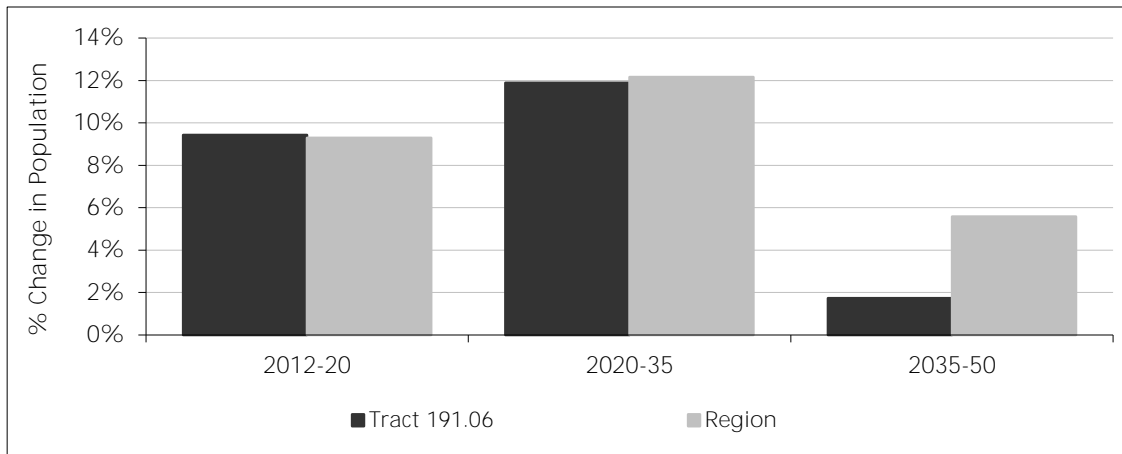
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 191.06
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,203	10,071	11,268	11,464	2,261	25%
Under 5	545	649	638	658	113	21%
5 to 9	600	666	672	712	112	19%
10 to 14	648	646	701	706	58	9%
15 to 17	471	412	456	424	-47	-10%
18 to 19	362	269	297	246	-116	-32%
20 to 24	634	621	611	562	-72	-11%
25 to 29	462	528	483	493	31	7%
30 to 34	396	437	440	466	70	18%
35 to 39	418	493	524	513	95	23%
40 to 44	492	483	621	554	62	13%
45 to 49	691	634	761	692	1	0%
50 to 54	790	717	809	787	-3	0%
55 to 59	722	790	732	875	153	21%
60 to 61	243	307	254	299	56	23%
62 to 64	369	469	417	496	127	34%
65 to 69	495	725	782	879	384	78%
70 to 74	340	583	783	687	347	102%
75 to 79	214	296	583	488	274	128%
80 to 84	171	181	404	430	259	151%
85 and over	140	165	300	497	357	255%
Median Age	40.7	43.3	46.3	47.9	7.2	18%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,203	10,071	11,268	11,464	2,261	25%
Hispanic	3,063	3,778	4,731	5,236	2,173	71%
Non-Hispanic	6,140	6,293	6,537	6,228	88	1%
White	4,799	5,007	5,343	5,082	283	6%
Black	88	104	131	142	54	61%
American Indian	685	537	217	91	-594	-87%
Asian	237	269	373	394	157	66%
Hawaiian / Pacific Islander	16	20	27	35	19	119%
Other	27	24	17	16	-11	-41%
Two or More Races	288	332	429	468	180	63%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 191.06
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	4,439	5,222	5,756	6,255	1,816	41%
Civilian Jobs	4,439	5,222	5,756	6,255	1,816	41%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	19,688	19,688	19,688	19,688	0	0%
Developed Acres	12,299	13,201	14,036	14,137	1,839	15%
Low Density Single Family	5,555	6,380	7,067	7,223	1,668	30%
Single Family	266	324	413	445	179	67%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	24	22	22	22	-1	-6%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	146	156	169	185	39	27%
Commercial/Services	471	550	622	649	178	38%
Office	7	6	2	1	-6	-84%
Schools	78	78	78	78	0	0%
Roads and Freeways	351	351	351	351	0	0%
Agricultural and Extractive[2]	5,368	5,301	5,133	5,004	-364	-7%
Parks and Military Use	34	34	179	179	145	433%
Vacant Developable Acres	2,540	1,637	803	701	-1,839	-72%
Low Density Single Family	2,154	1,328	727	667	-1,487	-69%
Single Family	160	113	59	34	-127	-79%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	28	24	16	1	-27	-96%
Commercial/Services	52	27	0	0	-52	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	145	145	0	0	-145	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	4,849	4,849	4,849	4,849	0	0%
Employment Density[3]	6.3	6.6	6.6	6.8	0.5	8%
Residential Density[4]	0.5	0.5	0.5	0.5	0.0	-6%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 191.06 ■ Region
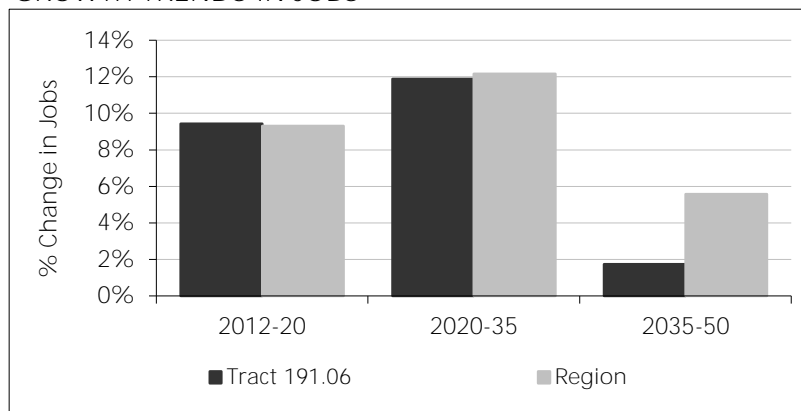
Notes:

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

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October 2013
Tract 191.06
Page 3 of 3