POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,971	6,003	6,024	5,990	19	0%
Household Population	5,957	5,993	6,003	5,962	5	0%
Group Quarters Population	14	10	21	28	14	100%
Civilian	14	10	21	28	14	100%
Military	0	0	0	0	0	0%
Total Housing Units	2,114	2,121	2,106	2,135	21	1%
Single Family	1,081	1,088	1,088	1,088	7	1%
Multiple Family	777	777	777	822	45	6%
Mobile Homes	256	256	241	225	-31	-12%
Occupied Housing Units	2,025	2,023	2,021	2,018	-7	0%
Single Family	1,017	1,022	1,025	1,024	7	1%
Multiple Family	755	747	755	778	23	3%
Mobile Homes	253	254	241	216	-37	-15%
Vacancy Rate	4.2%	4.6%	4.0%	5.5%	1.3	31%
Single Family	5.9%	6.1%	5.8%	5.9%	0.0	0%
Multiple Family	2.8%	3.9%	2.8%	5.4%	2.6	93%
Mobile Homes	1.2%	0.8%	0.0%	4.0%	2.8	233%
Persons per Household	2.94	2.96	2.97	2.95	0.0	0%

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.
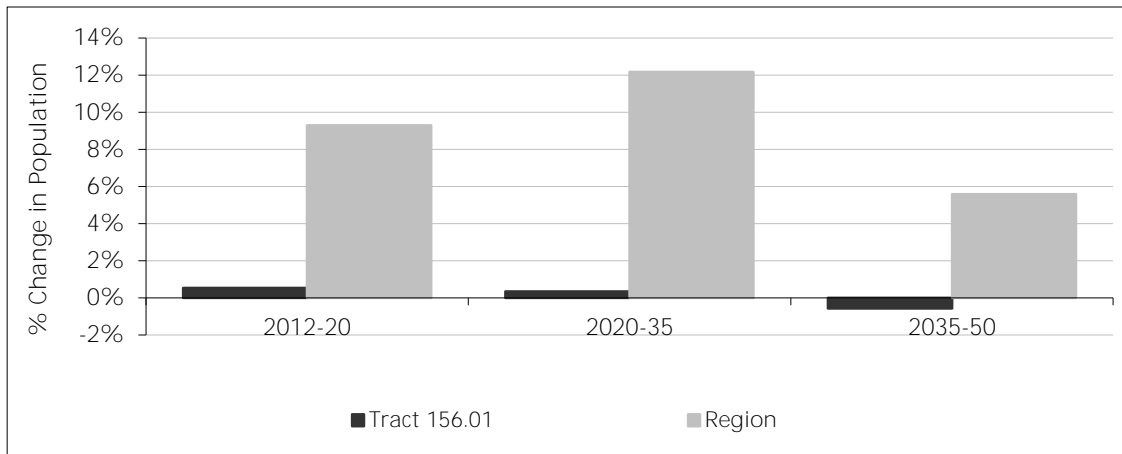
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,971	6,003	6,024	5,990	19	0%
Under 5	352	410	374	401	49	14%
5 to 9	405	431	408	418	13	3%
10 to 14	468	437	444	437	-31	-7%
15 to 17	364	308	341	343	-21	-6%
18 to 19	237	172	184	185	-52	-22%
20 to 24	459	431	401	365	-94	-20%
25 to 29	375	390	361	363	-12	-3%
30 to 34	353	363	341	366	13	4%
35 to 39	376	428	391	376	0	0%
40 to 44	401	371	437	384	-17	-4%
45 to 49	448	384	412	378	-70	-16%
50 to 54	491	402	408	387	-104	-21%
55 to 59	344	355	291	366	22	6%
60 to 61	118	143	119	138	20	17%
62 to 64	160	189	156	173	13	8%
65 to 69	226	301	279	294	68	30%
70 to 74	130	204	221	176	46	35%
75 to 79	99	125	200	163	64	65%
80 to 84	82	81	148	142	60	73%
85 and over	83	78	108	135	52	63%
Median Age	34.6	35.7	37.0	36.6	2.0	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,971	6,003	6,024	5,990	19	0%
Hispanic	1,572	1,884	2,487	3,057	1,485	94%
Non-Hispanic	4,399	4,119	3,537	2,933	-1,466	-33%
White	3,768	3,428	2,650	1,893	-1,875	-50%
Black	223	251	312	369	146	65%
American Indian	35	31	29	25	-10	-29%
Asian	126	148	231	290	164	130%
Hawaiian / Pacific Islander	15	17	23	29	14	93%
Other	12	12	12	12	0	0%
Two or More Races	220	232	280	315	95	43%

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	576	596	645	645	69	12%
Civilian Jobs	576	596	645	645	69	12%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	403	403	403	403	0	0%
Developed Acres	399	402	402	402	3	1%
Low Density Single Family	0	2	2	2	2	--
Single Family	209	210	210	210	1	0%
Multiple Family	32	32	32	34	2	5%
Mobile Homes	19	19	18	16	-3	-15%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	37	37	38	38	1	3%
Office	0	0	0	0	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	85	85	85	85	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	3	1	1	1	-3	-79%
Low Density Single Family	3	1	1	1	-2	-73%
Single Family	1	0	0	0	-1	-100%
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	0	0	0	0	0	0%
Employment Density[3]	11.6	12.0	12.7	12.7	1.1	10%
Residential Density[4]	8.1	8.1	8.1	8.2	0.0	0%

GROWTH TRENDS IN JOBS

■ Tract 156.01 ■ Region
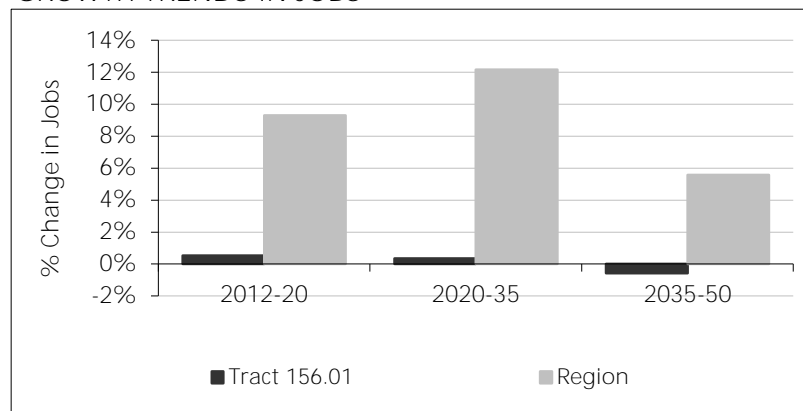
Notes:

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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