SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,844	6,256	6,945	6,168	324	6%
Household Population	5,809	6,229	6,908	6,122	313	5%
Group Quarters Population	35	27	37	46	11	31%
Civilian	35	27	37	46	11	31%
Military	0	0	0	0	0	0%
Total Housing Units	2,092	2,320	2,516	2,526	434	21%
Single Family	1,288	1,516	1,696	1,697	409	32%
Multiple Family	804	804	820	829	25	3%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,038	2,119	2,365	2,097	59	3%
Single Family	1,244	1,426	1,635	1,391	147	12%
Multiple Family	794	693	730	706	-88	-11%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.6%	8.7%	6.0%	17.0%	14.4	554%
Single Family	3.4%	5.9%	3.6%	18.0%	14.6	429%
Multiple Family	1.2%	13.8%	11.0%	14.8%	13.6	1133%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.85	2.94	2.92	2.92	0.1	2%

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.
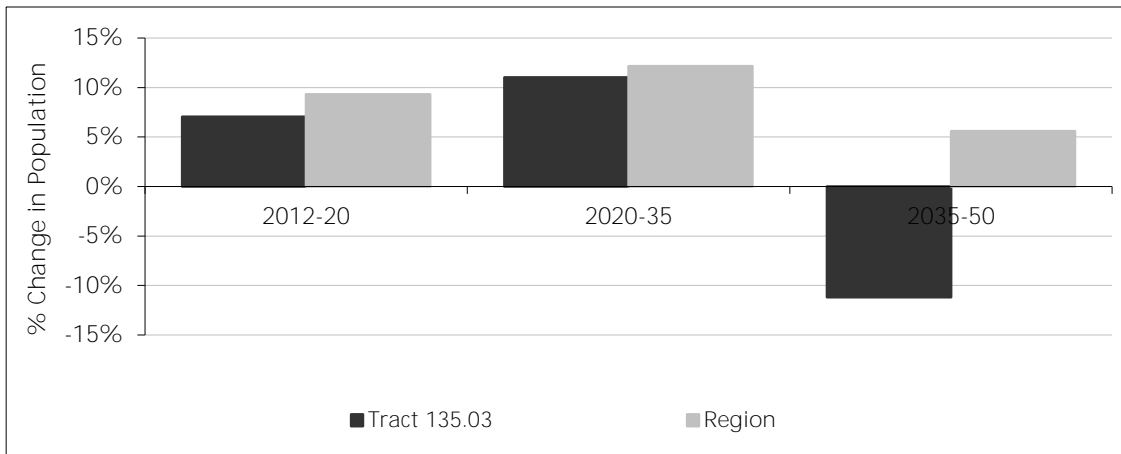
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 135.03
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,844	6,256	6,945	6,168	324	6%
Under 5	462	538	568	496	34	7%
5 to 9	394	419	490	455	61	15%
10 to 14	441	455	521	506	65	15%
15 to 17	339	298	361	301	-38	-11%
18 to 19	188	143	176	204	16	9%
20 to 24	481	513	520	502	21	4%
25 to 29	363	423	408	384	21	6%
30 to 34	402	439	491	412	10	2%
35 to 39	352	420	477	346	-6	-2%
40 to 44	356	344	453	365	9	3%
45 to 49	392	356	453	359	-33	-8%
50 to 54	350	314	332	325	-25	-7%
55 to 59	346	369	310	303	-43	-12%
60 to 61	140	158	131	140	0	0%
62 to 64	186	227	162	120	-66	-35%
65 to 69	232	311	268	211	-21	-9%
70 to 74	141	215	261	180	39	28%
75 to 79	110	145	234	199	89	81%
80 to 84	92	90	187	167	75	82%
85 and over	77	79	142	193	116	151%
Median Age	33.2	33.9	34.4	32.9	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,844	6,256	6,945	6,168	324	6%
Hispanic	1,863	2,329	3,204	3,371	1,508	81%
Non-Hispanic	3,981	3,927	3,741	2,797	-1,184	-30%
White	2,699	2,462	1,758	835	-1,864	-69%
Black	659	777	1,048	1,063	404	61%
American Indian	28	24	24	6	-22	-79%
Asian	242	287	439	442	200	83%
Hawaiian / Pacific Islander	53	56	70	86	33	62%
Other	7	9	17	8	1	14%
Two or More Races	293	312	385	357	64	22%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 135.03
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,181	1,205	1,240	1,254	73	6%
Civilian Jobs	1,181	1,205	1,240	1,254	73	6%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	683	683	683	683	0	0%
Developed Acres	624	659	677	681	57	9%
Low Density Single Family	6	9	11	16	10	168%
Single Family	325	359	373	373	48	15%
Multiple Family	31	31	32	32	1	3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	0	0	0	-1	-60%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	-11%
Commercial/Services	27	27	28	28	2	6%
Office	4	5	5	5	1	17%
Schools	70	67	67	67	-3	-4%
Roads and Freeways	154	154	154	154	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	59	24	6	2	-57	-97%
Low Density Single Family	10	7	5	0	-10	-100%
Single Family	48	16	1	1	-47	-97%
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	-100%
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]	11.5	11.9	12.2	12.3	0.8	7%
Residential Density[4]	5.8	5.8	6.0	6.0	0.2	4%

GROWTH TRENDS IN JOBS
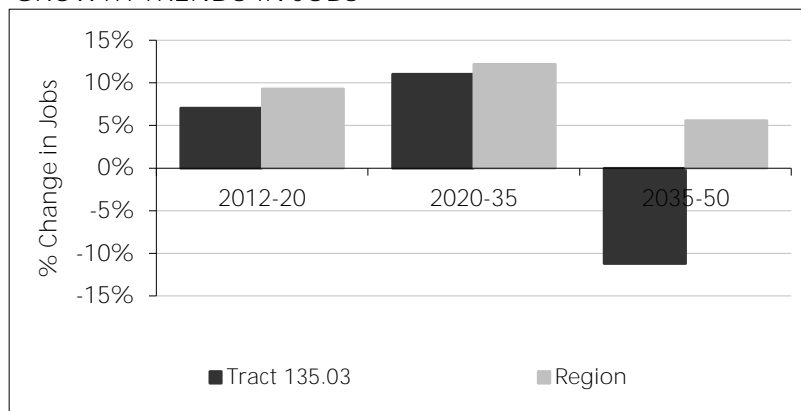
Notes:

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
SANDAG
www.sandag.org

October 2013
Tract 135.03
Page 3 of 3