POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,351	7,527	7,603	7,579	228	3%
Household Population	7,348	7,527	7,603	7,579	231	3%
Group Quarters Population	3	0	0	0	-3	-100%
Civilian	3	0	0	0	-3	-100%
Military	0	0	0	0	0	0%
Total Housing Units	3,223	3,224	3,225	3,225	2	0%
Single Family	2,699	2,699	2,699	2,699	0	0%
Multiple Family	524	525	526	526	2	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,108	3,101	3,121	3,107	-1	0%
Single Family	2,584	2,576	2,595	2,583	-1	0%
Multiple Family	524	525	526	524	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.6%	3.8%	3.2%	3.7%	0.1	3%
Single Family	4.3%	4.6%	3.9%	4.3%	0.0	0%
Multiple Family	0.0%	0.0%	0.0%	0.4%	0.4	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.36	2.43	2.44	2.44	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.
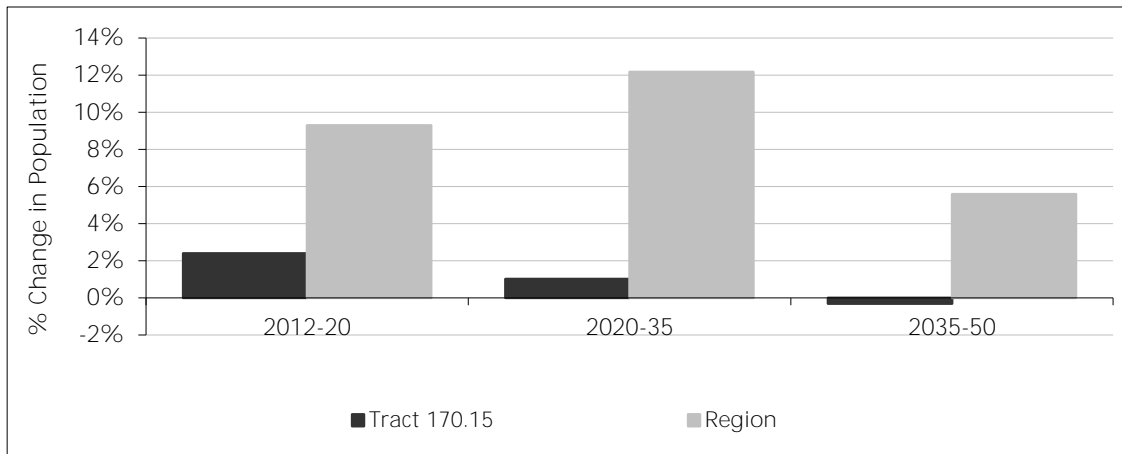
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,351	7,527	7,603	7,579	228	3%
Under 5	433	495	422	434	1	0%
5 to 9	436	468	407	450	14	3%
10 to 14	415	358	356	367	-48	-12%
15 to 17	275	215	220	210	-65	-24%
18 to 19	182	90	88	80	-102	-56%
20 to 24	297	276	264	260	-37	-12%
25 to 29	359	364	299	322	-37	-10%
30 to 34	509	500	426	479	-30	-6%
35 to 39	529	592	504	521	-8	-2%
40 to 44	530	474	481	420	-110	-21%
45 to 49	576	492	539	457	-119	-21%
50 to 54	514	411	427	346	-168	-33%
55 to 59	466	462	393	445	-21	-5%
60 to 61	187	216	164	197	10	5%
62 to 64	254	299	244	279	25	10%
65 to 69	380	505	418	465	85	22%
70 to 74	329	543	590	488	159	48%
75 to 79	225	308	513	384	159	71%
80 to 84	226	229	475	423	197	87%
85 and over	229	230	373	552	323	141%
Median Age	42.3	44.3	48.1	47.7	5.4	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,351	7,527	7,603	7,579	228	3%
Hispanic	752	892	1,051	1,209	457	61%
Non-Hispanic	6,599	6,635	6,552	6,370	-229	-3%
White	4,984	4,861	4,318	3,825	-1,159	-23%
Black	192	213	235	255	63	33%
American Indian	12	19	29	29	17	142%
Asian	1,120	1,205	1,518	1,704	584	52%
Hawaiian / Pacific Islander	12	22	44	64	52	433%
Other	6	8	10	10	4	67%
Two or More Races	273	307	398	483	210	77%

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	1,718	1,775	1,775	1,775	57	3%
Civilian Jobs	1,718	1,775	1,775	1,775	57	3%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,217	1,217	1,217	1,217	0	0%
Developed Acres	1,199	1,199	1,199	1,199	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	465	465	465	465	0	0%
Multiple Family	36	36	36	36	0	0%
Mobile Homes	0	0	0	0	0	0%
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	300	300	300	300	0	0%
Office	17	17	17	17	0	3%
Schools	0	0	0	0	0	0%
Roads and Freeways	279	279	279	279	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	104	104	104	104	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
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	-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	18	18	18	18	0	0%
Employment Density[3]	5.4	5.6	5.6	5.6	0.2	3%
Residential Density[4]	6.4	6.4	6.4	6.4	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 170.15   ■ Region
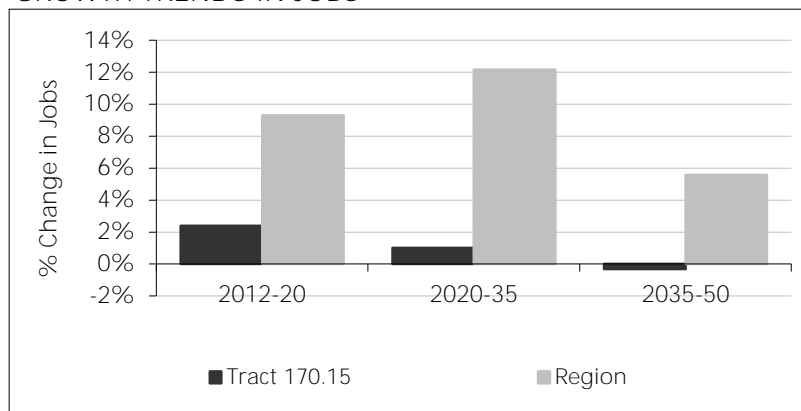
Notes:

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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