POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,656	6,799	8,901	8,866	2,210	33%
Household Population	6,638	6,790	8,881	8,837	2,199	33%
Group Quarters Population	18	9	20	29	11	61%
Civilian	18	9	20	29	11	61%
Military	0	0	0	0	0	0%
Total Housing Units	2,649	2,650	3,338	3,338	689	26%
Single Family	1,922	1,923	1,937	1,937	15	1%
Multiple Family	727	727	1,401	1,401	674	93%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,548	2,536	3,239	3,237	689	27%
Single Family	1,861	1,856	1,893	1,891	30	2%
Multiple Family	687	680	1,346	1,346	659	96%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	4.3%	3.0%	3.0%	-0.8	-21%
Single Family	3.2%	3.5%	2.3%	2.4%	-0.8	-25%
Multiple Family	5.5%	6.5%	3.9%	3.9%	-1.6	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.61	2.68	2.74	2.73	0.1	5%

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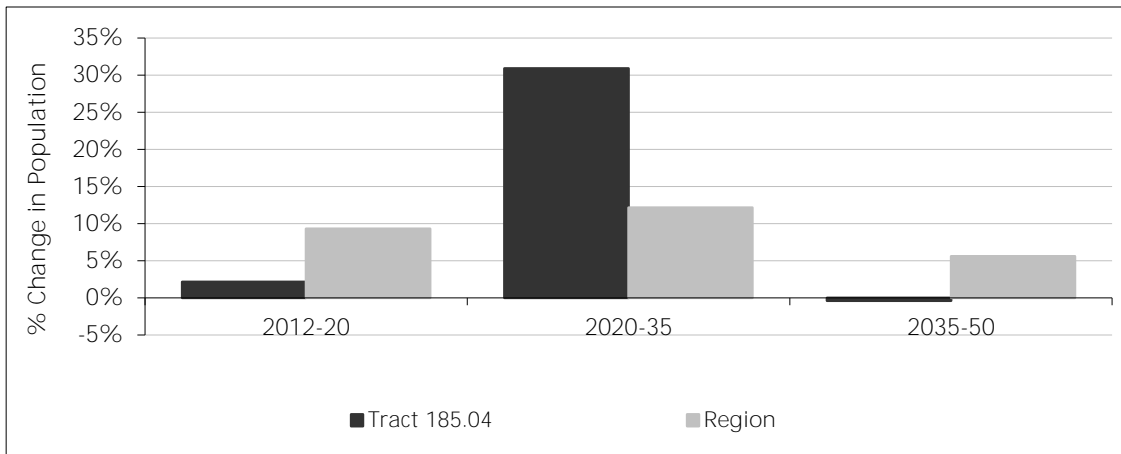
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 185.04
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,656	6,799	8,901	8,866	2,210	33%
Under 5	413	472	596	641	228	55%
5 to 9	402	433	532	569	167	42%
10 to 14	425	401	541	557	132	31%
15 to 17	273	224	298	276	3	1%
18 to 19	175	126	160	148	-27	-15%
20 to 24	408	382	463	430	22	5%
25 to 29	509	531	597	594	85	17%
30 to 34	445	455	536	612	167	38%
35 to 39	387	443	540	551	164	42%
40 to 44	402	368	530	455	53	13%
45 to 49	436	371	549	504	68	16%
50 to 54	513	417	564	517	4	1%
55 to 59	532	519	518	583	51	10%
60 to 61	170	191	172	186	16	9%
62 to 64	237	272	261	291	54	23%
65 to 69	316	420	521	574	258	82%
70 to 74	201	323	488	398	197	98%
75 to 79	167	216	478	363	196	117%
80 to 84	121	116	316	294	173	143%
85 and over	124	119	241	323	199	160%
Median Age	38.6	39.2	41.8	40.6	2.0	5%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,656	6,799	8,901	8,866	2,210	33%
Hispanic	1,413	1,720	2,822	3,430	2,017	143%
Non-Hispanic	5,243	5,079	6,079	5,436	193	4%
White	4,383	4,171	4,740	4,007	-376	-9%
Black	231	222	192	84	-147	-64%
American Indian	32	30	37	32	0	0%
Asian	256	287	523	629	373	146%
Hawaiian / Pacific Islander	65	65	83	89	24	37%
Other	12	13	20	21	9	75%
Two or More Races	264	291	484	574	310	117%

GROWTH TRENDS IN TOTAL POPULATION

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

October 2013
Tract 185.04
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	5,268	5,980	6,625	6,636	1,368	26%
Civilian Jobs	5,268	5,980	6,625	6,636	1,368	26%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,550	1,550	1,550	1,550	0	0%
Developed Acres	1,280	1,312	1,377	1,380	100	8%
Low Density Single Family	23	23	23	23	0	0%
Single Family	523	524	529	529	6	1%
Multiple Family	40	40	61	61	21	54%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	10	0	0	0	0%
Industrial	106	88	88	88	-18	-17%
Commercial/Services	209	222	266	269	60	29%
Office	12	18	22	22	10	84%
Schools	38	38	38	38	0	0%
Roads and Freeways	296	316	316	316	21	7%
Agricultural and Extractive[2]	5	5	5	5	0	0%
Parks and Military Use	29	29	29	29	0	0%
Vacant Developable Acres	107	75	11	8	-100	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	14	13	8	8	-6	-43%
Multiple Family	0	0	0	0	0	0%
Mixed Use	12	3	0	0	-12	-100%
Industrial	2	0	0	0	-2	-100%
Commercial/Services	69	56	3	0	-69	-100%
Office	10	3	0	0	-10	-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	162	162	162	162	0	0%
Employment Density[3]	14.5	16.1	16.0	16.0	1.5	10%
Residential Density[4]	4.5	4.5	5.4	5.4	0.9	20%

GROWTH TRENDS IN JOBS
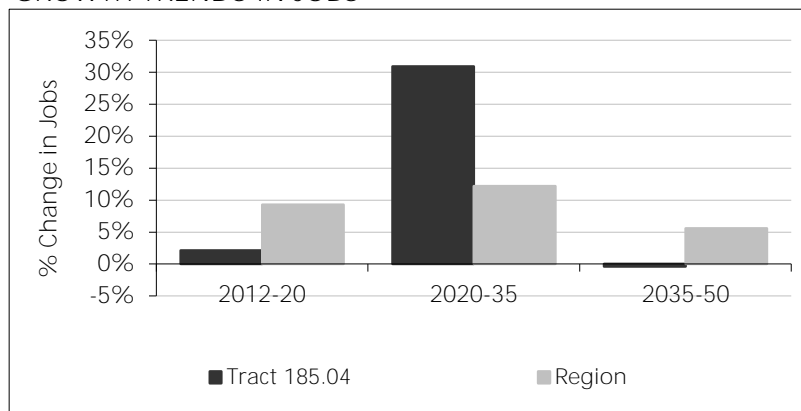
Notes:

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 185.04
Page 3 of 3