POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,584	2,549	3,433	4,728	2,144	83%
Household Population	2,568	2,543	3,419	4,708	2,140	83%
Group Quarters Population	16	6	14	20	4	25%
Civilian	16	6	14	20	4	25%
Military	0	0	0	0	0	0%
Total Housing Units	1,572	1,583	2,003	2,684	1,112	71%
Single Family	443	443	373	231	-212	-48%
Multiple Family	1,129	1,140	1,630	2,453	1,324	117%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,423	1,394	1,803	2,551	1,128	79%
Single Family	422	413	359	210	-212	-50%
Multiple Family	1,001	981	1,444	2,341	1,340	134%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.5%	11.9%	10.0%	5.0%	-4.5	-47%
Single Family	4.7%	6.8%	3.8%	9.1%	4.4	94%
Multiple Family	11.3%	13.9%	11.4%	4.6%	-6.7	-59%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.80	1.82	1.90	1.85	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.
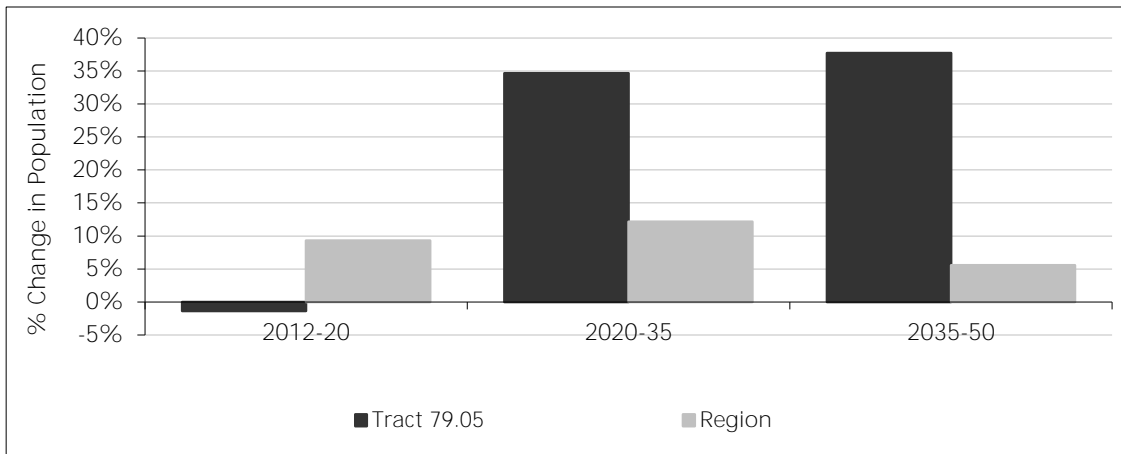
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,584	2,549	3,433	4,728	2,144	83%
Under 5	63	62	78	101	38	60%
5 to 9	33	33	43	54	21	64%
10 to 14	25	25	41	65	40	160%
15 to 17	13	13	13	15	2	15%
18 to 19	17	17	47	84	67	394%
20 to 24	580	573	764	1,042	462	80%
25 to 29	706	696	946	1,284	578	82%
30 to 34	341	340	429	551	210	62%
35 to 39	164	160	202	291	127	77%
40 to 44	112	110	169	254	142	127%
45 to 49	103	102	138	187	84	82%
50 to 54	96	96	134	166	70	73%
55 to 59	74	70	91	142	68	92%
60 to 61	35	35	54	71	36	103%
62 to 64	45	44	60	85	40	89%
65 to 69	49	46	57	83	34	69%
70 to 74	31	31	52	86	55	177%
75 to 79	21	20	20	35	14	67%
80 to 84	35	35	41	53	18	51%
85 and over	41	41	54	79	38	93%
Median Age	29.0	29.0	28.9	28.9	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,584	2,549	3,433	4,728	2,144	83%
Hispanic	222	220	280	361	139	63%
Non-Hispanic	2,362	2,329	3,153	4,367	2,005	85%
White	2,152	2,125	2,870	3,959	1,807	84%
Black	30	29	49	77	47	157%
American Indian	11	11	11	11	0	0%
Asian	86	86	111	148	62	72%
Hawaiian / Pacific Islander	5	5	12	16	11	220%
Other	9	8	8	18	9	100%
Two or More Races	69	65	92	138	69	100%

GROWTH TRENDS IN TOTAL POPULATION

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Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,623	1,626	1,807	2,009	386	24%
Civilian Jobs	1,623	1,626	1,807	2,009	386	24%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	142	142	142	142	0	0%
Developed Acres	139	139	141	142	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	35	35	31	22	-13	-36%
Multiple Family	25	25	29	35	10	41%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	9	25	25	--
Industrial	0	0	0	0	0	0%
Commercial/Services	20	20	13	1	-19	-94%
Office	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	51	51	51	51	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	3	3	2	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	2	2	1	0	-2	-100%
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]	78.7	79.4	103.7	146.2	67.5	86%
Residential Density[4]	26.2	26.4	31.1	38.5	12.3	47%

GROWTH TRENDS IN JOBS

■ Tract 79.05　■ Region
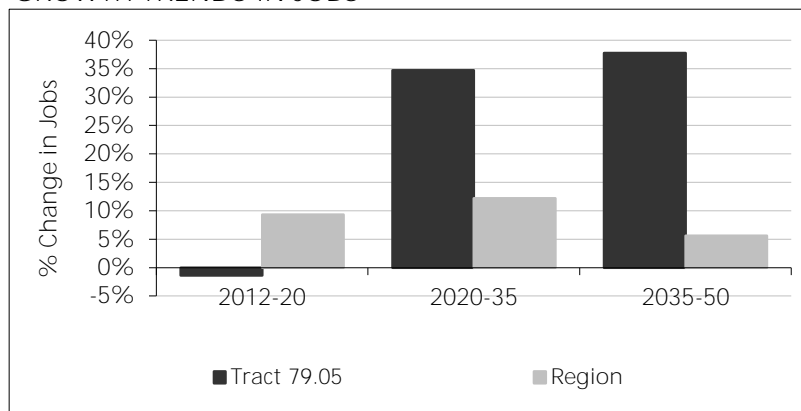
Notes:

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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