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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,506	5,606	5,630	5,586	80	1%
Household Population	5,483	5,587	5,591	5,532	49	1%
Group Quarters Population	23	19	39	54	31	135%
Civilian	23	19	39	54	31	135%
Military	0	0	0	0	0	0%
Total Housing Units	1,840	1,858	1,858	1,858	18	1%
Single Family	732	750	750	750	18	2%
Multiple Family	1,035	1,035	1,035	1,035	0	0%
Mobile Homes	73	73	73	73	0	0%
Occupied Housing Units	1,770	1,770	1,776	1,761	-9	-1%
Single Family	713	717	725	718	5	1%
Multiple Family	984	980	986	976	-8	-1%
Mobile Homes	73	73	65	67	-6	-8%
Vacancy Rate	3.8%	4.7%	4.4%	5.2%	1.4	37%
Single Family	2.6%	4.4%	3.3%	4.3%	1.7	65%
Multiple Family	4.9%	5.3%	4.7%	5.7%	0.8	16%
Mobile Homes	0.0%	0.0%	11.0%	8.2%	8.2	0%
Persons per Household	3.10	3.16	3.15	3.14	0.0	1%

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.
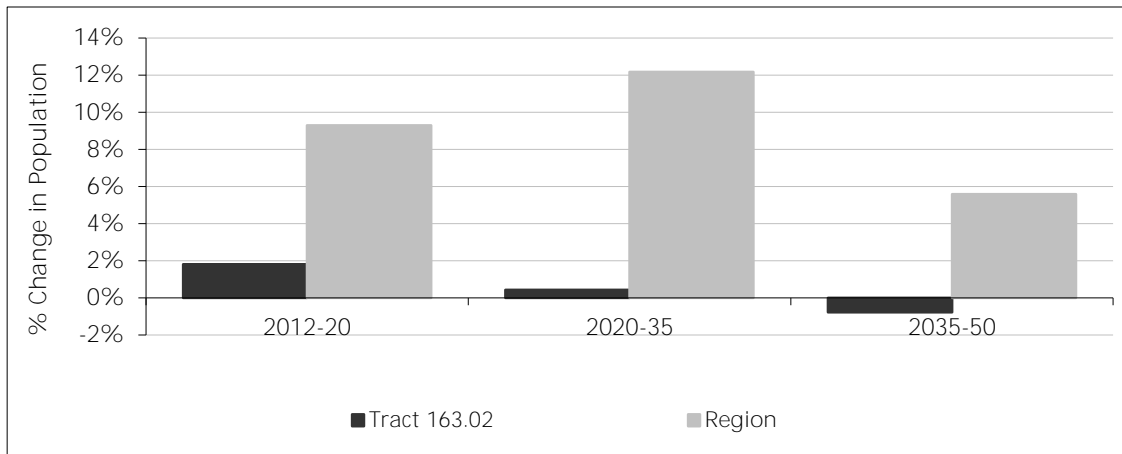
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,506	5,606	5,630	5,586	80	1%
Under 5	487	562	519	499	12	2%
5 to 9	445	462	461	447	2	0%
10 to 14	419	404	412	412	-7	-2%
15 to 17	263	226	235	229	-34	-13%
18 to 19	201	152	147	140	-61	-30%
20 to 24	447	432	380	357	-90	-20%
25 to 29	519	547	465	456	-63	-12%
30 to 34	383	389	368	361	-22	-6%
35 to 39	361	399	402	352	-9	-2%
40 to 44	341	321	392	334	-7	-2%
45 to 49	398	355	370	360	-38	-10%
50 to 54	372	327	324	332	-40	-11%
55 to 59	277	291	239	286	9	3%
60 to 61	83	99	80	88	5	6%
62 to 64	115	136	116	130	15	13%
65 to 69	117	159	165	168	51	44%
70 to 74	88	134	181	169	81	92%
75 to 79	55	69	127	128	73	133%
80 to 84	62	63	130	146	84	135%
85 and over	73	79	117	192	119	163%
Median Age	29.7	30.2	32.7	33.5	3.8	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,506	5,606	5,630	5,586	80	1%
Hispanic	2,341	2,680	3,150	3,492	1,151	49%
Non-Hispanic	3,165	2,926	2,480	2,094	-1,071	-34%
White	2,249	1,953	1,345	869	-1,380	-61%
Black	376	404	450	482	106	28%
American Indian	12	11	10	10	-2	-17%
Asian	185	208	291	331	146	79%
Hawaiian / Pacific Islander	39	43	52	60	21	54%
Other	38	35	36	39	1	3%
Two or More Races	266	272	296	303	37	14%

GROWTH TRENDS IN TOTAL POPULATION

■ Tract 163.02   ■ Region

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	920	943	973	975	55	6%
Civilian Jobs	920	943	973	975	55	6%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	293	293	293	293	0	0%
Developed Acres	289	291	292	292	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	118	120	120	120	2	2%
Multiple Family	34	34	34	34	0	0%
Mobile Homes	5	5	5	5	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	1	0	0%
Commercial/Services	36	36	37	37	1	2%
Office	3	3	3	3	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	79	79	79	79	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	0	0%
Vacant Developable Acres	3	1	1	1	-3	-83%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	0	0	0	-2	-94%
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	1	1	0	0	-1	-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]	18.5	19.0	19.3	19.3	0.8	4%
Residential Density[4]	11.7	11.6	11.6	11.6	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 163.02 ■ Region
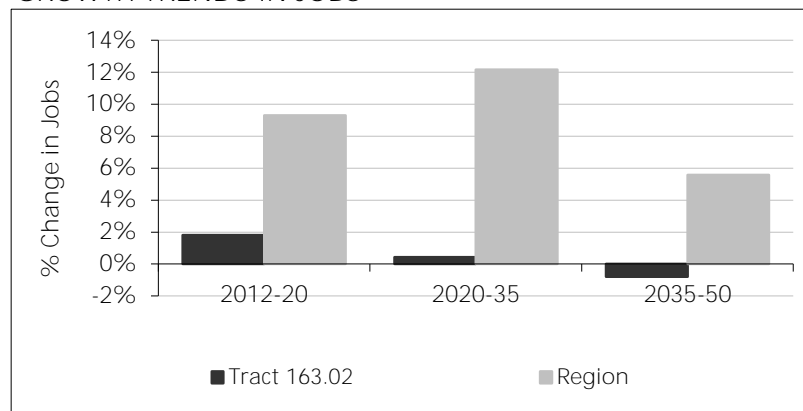
Notes:

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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