POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,782	6,653	6,600	6,499	717	12%
Household Population	5,731	6,603	6,546	6,442	711	12%
Group Quarters Population	51	50	54	57	6	12%
Civilian	51	50	54	57	6	12%
Military	0	0	0	0	0	0%
Total Housing Units	2,640	2,887	2,887	2,888	248	9%
Single Family	1,105	870	870	871	-234	-21%
Multiple Family	1,535	2,017	2,017	2,017	482	31%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,556	2,805	2,748	2,680	124	5%
Single Family	1,084	848	850	842	-242	-22%
Multiple Family	1,472	1,957	1,898	1,838	366	25%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.2%	2.8%	4.8%	7.2%	4.0	125%
Single Family	1.9%	2.5%	2.3%	3.3%	1.4	74%
Multiple Family	4.1%	3.0%	5.9%	8.9%	4.8	117%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.24	2.35	2.38	2.40	0.2	7%

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.
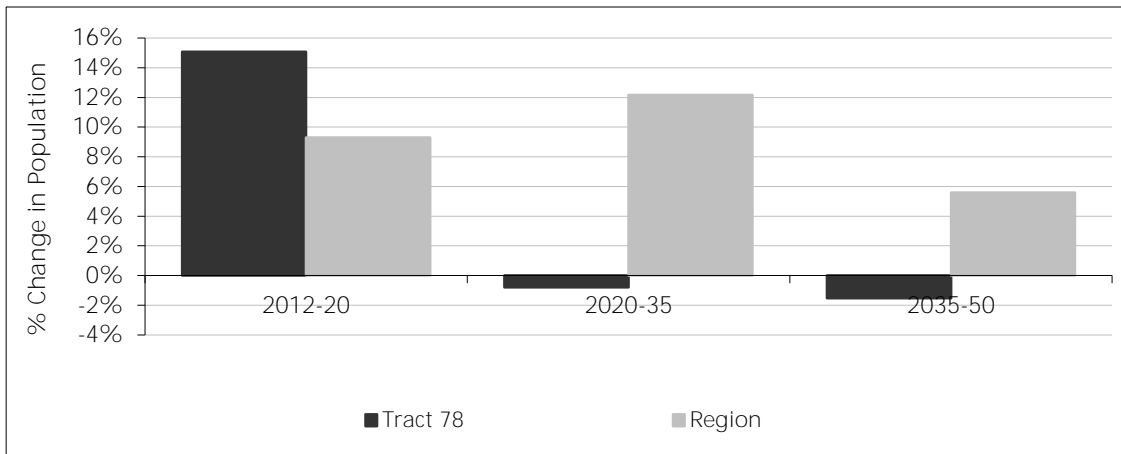
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 78
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,782	6,653	6,600	6,499	717	12%
Under 5	373	422	420	417	44	12%
5 to 9	367	425	423	418	51	14%
10 to 14	317	373	369	362	45	14%
15 to 17	133	152	150	148	15	11%
18 to 19	108	121	121	116	8	7%
20 to 24	692	801	794	781	89	13%
25 to 29	962	1,099	1,091	1,074	112	12%
30 to 34	726	814	808	798	72	10%
35 to 39	558	648	640	629	71	13%
40 to 44	391	458	456	454	63	16%
45 to 49	307	369	365	353	46	15%
50 to 54	237	268	264	260	23	10%
55 to 59	161	191	190	188	27	17%
60 to 61	66	85	84	81	15	23%
62 to 64	91	101	100	98	7	8%
65 to 69	98	116	115	114	16	16%
70 to 74	71	71	71	71	0	0%
75 to 79	45	60	60	58	13	29%
80 to 84	41	41	41	41	0	0%
85 and over	38	38	38	38	0	0%
Median Age	29.7	29.7	29.7	29.7	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,782	6,653	6,600	6,499	717	12%
Hispanic	1,498	1,726	1,715	1,696	198	13%
Non-Hispanic	4,284	4,927	4,885	4,803	519	12%
White	3,516	4,039	4,005	3,942	426	12%
Black	219	256	252	246	27	12%
American Indian	19	19	19	19	0	0%
Asian	265	308	305	301	36	14%
Hawaiian / Pacific Islander	21	21	21	21	0	0%
Other	34	45	45	45	11	32%
Two or More Races	210	239	238	229	19	9%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 78
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	2,579	2,991	3,148	3,258	679	26%
Civilian Jobs	2,579	2,991	3,148	3,258	679	26%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	495	495	495	495	0	0%
Developed Acres	467	470	471	472	5	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	181	168	168	168	-13	-7%
Multiple Family	34	39	39	39	5	15%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	9	9	9	9	--
Industrial	9	9	9	9	0	1%
Commercial/Services	49	53	54	55	6	13%
Office	6	3	3	3	-3	-46%
Schools	61	61	61	61	0	0%
Roads and Freeways	126	126	126	126	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	6	4	3	2	-5	-71%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	0%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	3	2	1	0	-3	-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	1	1	1	1	0	0%
Constrained Acres	21	21	21	21	0	0%
Employment Density[3]	20.7	23.0	24.0	24.6	3.8	18%
Residential Density[4]	12.3	13.6	13.6	13.6	1.4	11%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 78   ■ Region
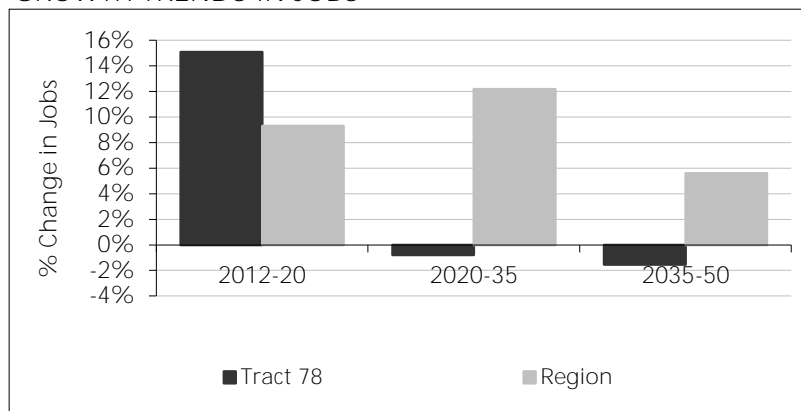
Notes:

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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October 2013
Tract 78
Page 3 of 3