POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,106	3,661	5,331	6,476	3,370	108%
Household Population	2,442	3,004	4,668	5,810	3,368	138%
Group Quarters Population	664	657	663	666	2	0%
Civilian	664	657	663	666	2	0%
Military	0	0	0	0	0	0%
Total Housing Units	918	1,091	1,659	2,079	1,161	126%
Single Family	571	572	569	578	7	1%
Multiple Family	347	519	1,090	1,501	1,154	333%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	890	1,065	1,635	2,040	1,150	129%
Single Family	553	560	562	567	14	3%
Multiple Family	337	505	1,073	1,473	1,136	337%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	2.4%	1.4%	1.9%	-1.2	-39%
Single Family	3.2%	2.1%	1.2%	1.9%	-1.3	-41%
Multiple Family	2.9%	2.7%	1.6%	1.9%	-1.0	-34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.74	2.82	2.86	2.85	0.1	4%

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.
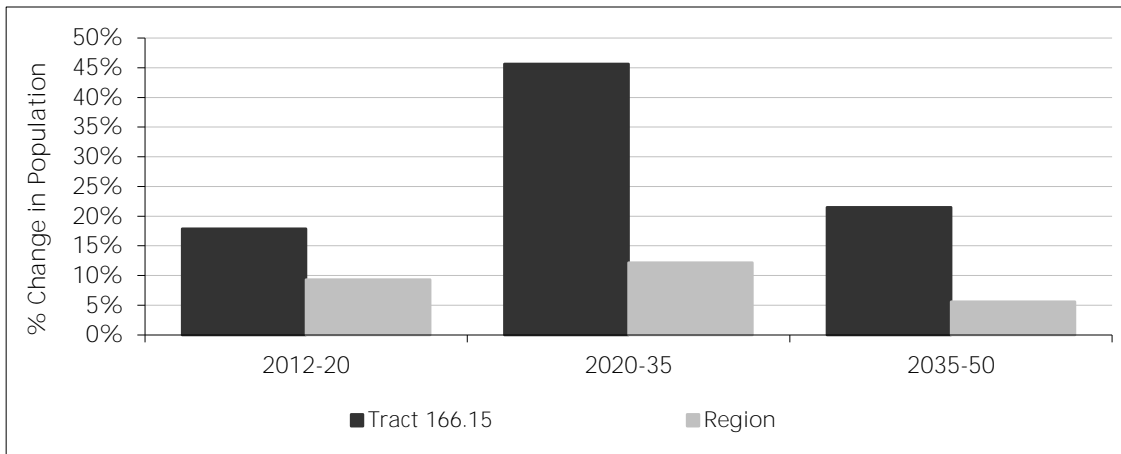
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 166.15
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,106	3,661	5,331	6,476	3,370	108%
Under 5	245	332	434	573	328	134%
5 to 9	166	210	277	358	192	116%
10 to 14	133	143	214	245	112	84%
15 to 17	97	90	155	152	55	57%
18 to 19	79	59	97	72	-7	-9%
20 to 24	230	241	340	347	117	51%
25 to 29	297	346	407	526	229	77%
30 to 34	286	338	398	582	296	103%
35 to 39	229	312	396	508	279	122%
40 to 44	249	270	441	440	191	77%
45 to 49	271	265	442	438	167	62%
50 to 54	236	232	365	392	156	66%
55 to 59	178	208	247	327	149	84%
60 to 61	62	84	89	118	56	90%
62 to 64	83	120	144	195	112	135%
65 to 69	87	142	210	269	182	209%
70 to 74	59	104	218	252	193	327%
75 to 79	42	63	178	196	154	367%
80 to 84	35	42	132	183	148	423%
85 and over	42	60	147	303	261	621%
Median Age	35.4	36.1	39.3	38.8	3.4	10%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,106	3,661	5,331	6,476	3,370	108%
Hispanic	657	863	1,391	1,820	1,163	177%
Non-Hispanic	2,449	2,798	3,940	4,656	2,207	90%
White	1,924	2,161	2,920	3,335	1,411	73%
Black	202	248	364	455	253	125%
American Indian	25	21	16	12	-13	-52%
Asian	168	212	398	542	374	223%
Hawaiian / Pacific Islander	23	27	39	51	28	122%
Other	11	12	14	16	5	45%
Two or More Races	96	117	189	245	149	155%

GROWTH TRENDS IN TOTAL POPULATION

Legend: ■ Tract 166.15 ■ Region

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 166.15
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,910	2,624	3,436	3,597	1,687	88%
Civilian Jobs	1,910	2,624	3,436	3,597	1,687	88%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	601	601	601	601	0	0%
Developed Acres	388	417	456	478	90	23%
Low Density Single Family	0	0	0	0	0	0%
Single Family	46	46	45	46	0	0%
Multiple Family	19	26	54	73	54	278%
Mobile Homes	0	0	0	0	0	0%
Other Residential	17	33	38	39	22	134%
Mixed Use	0	0	0	0	0	0%
Industrial	2	1	1	1	-1	-50%
Commercial/Services	70	70	70	70	0	0%
Office	13	19	26	28	15	113%
Schools	18	18	18	18	0	0%
Roads and Freeways	66	67	67	67	1	1%
Agricultural and Extractive[2]	4	4	3	3	-1	-30%
Parks and Military Use	133	133	133	133	0	0%
Vacant Developable Acres	168	140	100	78	-90	-53%
Low Density Single Family	0	0	0	0	0	0%
Single Family	50	34	29	27	-24	-47%
Multiple Family	53	46	18	0	-53	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	10	10	10	10	0	0%
Office	46	41	34	33	-13	-29%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	9	9	9	9	0	0%
Constrained Acres	44	44	44	44	0	0%
Employment Density[3]	18.6	24.2	29.8	30.8	12.3	66%
Residential Density[4]	11.2	10.4	12.1	13.2	1.9	17%

GROWTH TRENDS IN JOBS
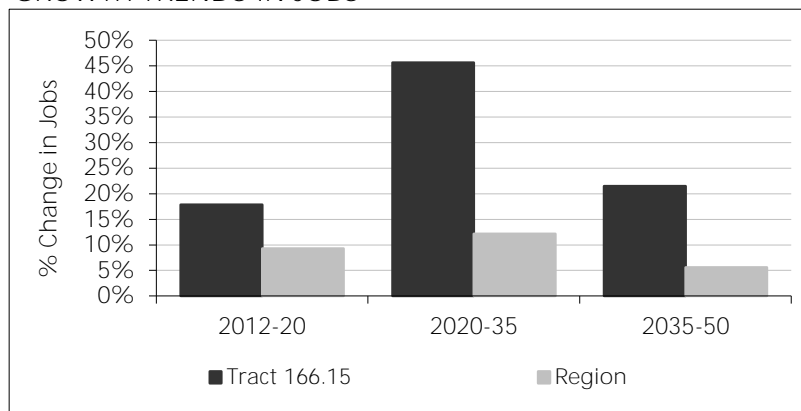
Notes:

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
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October 2013
Tract 166.15
Page 3 of 3