POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,550	6,248	6,295	6,252	2,702	76%
Household Population	3,550	6,248	6,295	6,252	2,702	76%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,672	2,771	2,771	2,771	1,099	66%
Single Family	798	798	798	798	0	0%
Multiple Family	874	1,973	1,973	1,973	1,099	126%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,638	2,728	2,733	2,723	1,085	66%
Single Family	779	775	779	770	-9	-1%
Multiple Family	859	1,953	1,954	1,953	1,094	127%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.0%	1.6%	1.4%	1.7%	-0.3	-15%
Single Family	2.4%	2.9%	2.4%	3.5%	1.1	46%
Multiple Family	1.7%	1.0%	1.0%	1.0%	-0.7	-41%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.17	2.29	2.30	2.30	0.1	6%

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.
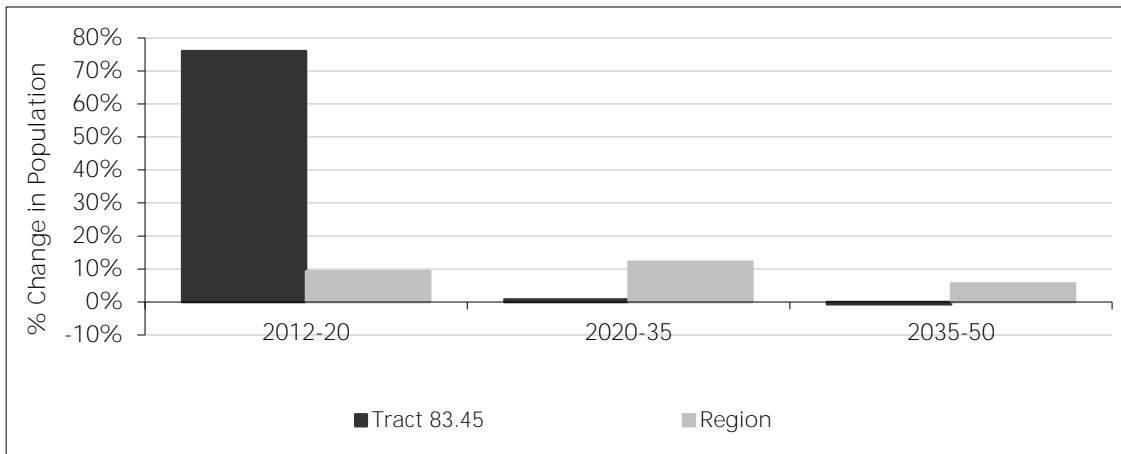
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,550	6,248	6,295	6,252	2,702	76%
Under 5	90	181	151	159	69	77%
5 to 9	142	262	221	236	94	66%
10 to 14	171	267	260	240	69	40%
15 to 17	72	101	112	102	30	42%
18 to 19	55	59	64	51	-4	-7%
20 to 24	223	356	364	365	142	64%
25 to 29	190	332	258	280	90	47%
30 to 34	153	286	261	314	161	105%
35 to 39	141	281	218	230	89	63%
40 to 44	213	334	336	287	74	35%
45 to 49	191	285	302	262	71	37%
50 to 54	260	363	367	326	66	25%
55 to 59	340	547	414	445	105	31%
60 to 61	120	227	175	208	88	73%
62 to 64	185	338	256	292	107	58%
65 to 69	237	515	421	442	205	86%
70 to 74	227	581	616	510	283	125%
75 to 79	209	416	658	532	323	155%
80 to 84	165	245	431	363	198	120%
85 and over	166	272	410	608	442	266%
Median Age	52.6	55.2	57.8	58.1	5.5	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,550	6,248	6,295	6,252	2,702	76%
Hispanic	397	808	977	1,157	760	191%
Non-Hispanic	3,153	5,440	5,318	5,095	1,942	62%
White	2,525	4,144	3,502	2,853	328	13%
Black	61	104	83	59	-2	-3%
American Indian	3	17	37	39	36	1200%
Asian	457	924	1,285	1,577	1,120	245%
Hawaiian / Pacific Islander	6	31	81	130	124	2067%
Other	7	20	30	34	27	386%
Two or More Races	94	200	300	403	309	329%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	3,102	3,433	3,433	3,433	331	11%
Civilian Jobs	3,102	3,433	3,433	3,433	331	11%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	452	452	452	452	0	0%
Developed Acres	452	452	452	452	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	152	152	152	152	0	0%
Multiple Family	67	67	67	67	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	8	8	8	8	0	0%
Commercial/Services	33	33	33	33	0	0%
Office	51	51	51	51	0	0%
Schools	1	1	1	1	0	0%
Roads and Freeways	125	125	125	125	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	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]	33.3	36.8	36.8	36.8	3.5	11%
Residential Density[4]	7.6	12.7	12.7	12.7	5.0	66%

GROWTH TRENDS IN JOBS

■ Tract 83.45　■ Region
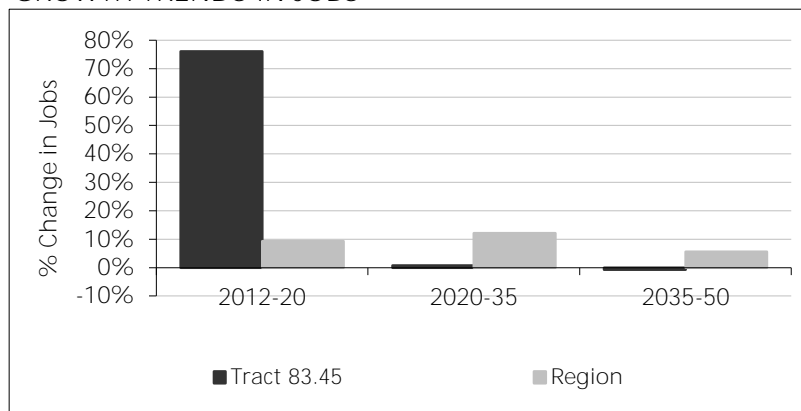
Notes:

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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