POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,043	3,126	3,251	3,450	407	13%
Household Population	3,043	3,126	3,251	3,450	407	13%
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	1,320	1,329	1,391	1,465	145	11%
Single Family	1,174	1,183	1,173	1,164	-10	-1%
Multiple Family	146	146	218	301	155	106%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,233	1,226	1,274	1,343	110	9%
Single Family	1,096	1,094	1,084	1,073	-23	-2%
Multiple Family	137	132	190	270	133	97%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.6%	7.8%	8.4%	8.3%	1.7	26%
Single Family	6.6%	7.5%	7.6%	7.8%	1.2	18%
Multiple Family	6.2%	9.6%	12.8%	10.3%	4.1	66%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.47	2.55	2.55	2.57	0.1	4%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Households by Income Category						
Less than $15,000	44	71	70	76	32	73%
$15,000-$29,999	52	35	39	35	-17	-33%
$30,000-$44,999	121	79	78	50	-71	-59%
$45,000-$59,999	59	127	99	74	15	25%
$60,000-$74,999	69	33	54	112	43	62%
$75,000-$99,999	71	180	150	106	35	49%
$100,000-$124,999	156	113	134	153	-3	-2%
$125,000-$149,999	109	116	91	95	-14	-13%
$150,000-$199,999	165	166	178	196	31	19%
$200,000 or more	387	306	381	446	59	15%
Total Households	1,233	1,226	1,274	1,343	110	9%
Median Household Income Adjusted for inflation ($2010)	$135,206	$119,469	$128,571	$142,237	$7,031	5%

*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.
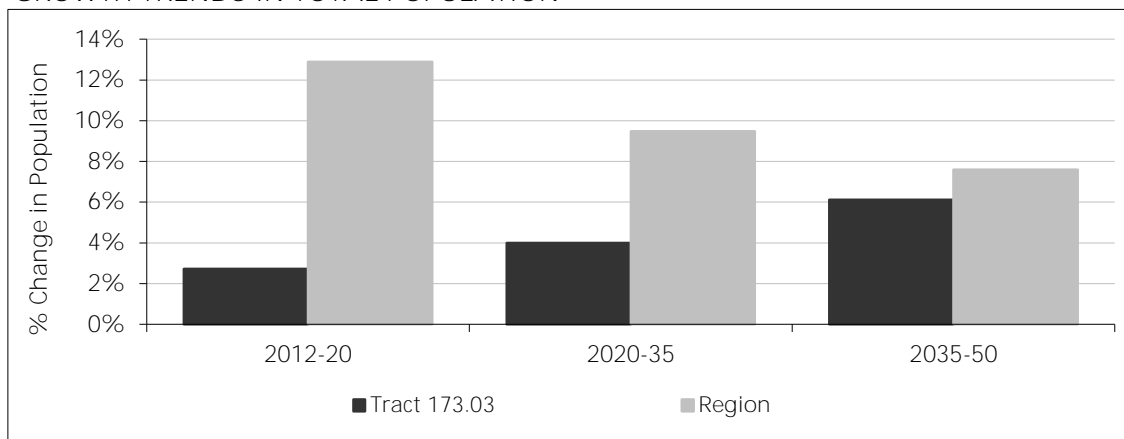
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,043	3,126	3,251	3,450	407	13%
Under 5	135	157	140	186	51	38%
5 to 9	191	214	196	248	57	30%
10 to 14	215	194	210	219	4	2%
15 to 17	148	115	141	127	-21	-14%
18 to 19	93	63	72	54	-39	-42%
20 to 24	98	90	94	84	-14	-14%
25 to 29	131	131	116	130	-1	-1%
30 to 34	187	191	155	211	24	13%
35 to 39	170	201	182	217	47	28%
40 to 44	231	217	237	218	-13	-6%
45 to 49	239	199	233	197	-42	-18%
50 to 54	284	224	251	218	-66	-23%
55 to 59	265	266	231	283	18	7%
60 to 61	84	98	72	93	9	11%
62 to 64	118	138	103	128	10	8%
65 to 69	162	221	204	250	88	54%
70 to 74	126	213	258	232	106	84%
75 to 79	77	105	185	142	65	84%
80 to 84	42	41	88	80	38	90%
85 and over	47	48	83	133	86	183%
Median Age	43.3	44.8	46.8	45.8	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,043	3,126	3,251	3,450	407	13%
Hispanic	306	358	415	479	173	57%
Non-Hispanic	2,737	2,768	2,836	2,971	234	9%
White	2,552	2,574	2,606	2,712	160	6%
Black	5	5	5	5	0	0%
American Indian	6	4	4	1	-5	-83%
Asian	88	96	123	144	56	64%
Hawaiian / Pacific Islander	6	6	4	3	-3	-50%
Other	6	4	2	2	-4	-67%
Two or More Races	74	79	92	104	30	41%

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	2,058	2,095	2,356	2,423	365	18%
Civilian Jobs	2,058	2,095	2,356	2,423	365	18%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	728	728	728	728	0	0%
Developed Acres	461	464	469	470	9	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	257	259	258	258	1	0%
Multiple Family	7	7	7	7	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	6	9	9	--
Industrial	30	5	4	4	-27	-88%
Commercial/Services	15	16	16	15	0	0%
Office	5	5	5	5	0	0%
Schools	14	14	14	14	0	0%
Roads and Freeways	129	154	154	154	25	19%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	9	6	2	1	-9	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	1	1	1	-3	-85%
Multiple Family	0	0	0	0	0	0%
Mixed Use	2	2	0	0	-2	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	4	3	1	0	-3	-95%
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	258	258	258	258	0	0%
Employment Density[3]	32.0	52.0	55.5	57.1	25.1	78%
Residential Density[4]	5.0	5.0	5.2	5.4	0.4	9%

GROWTH TRENDS IN JOBS

■ Tract 173.03   ■ Region
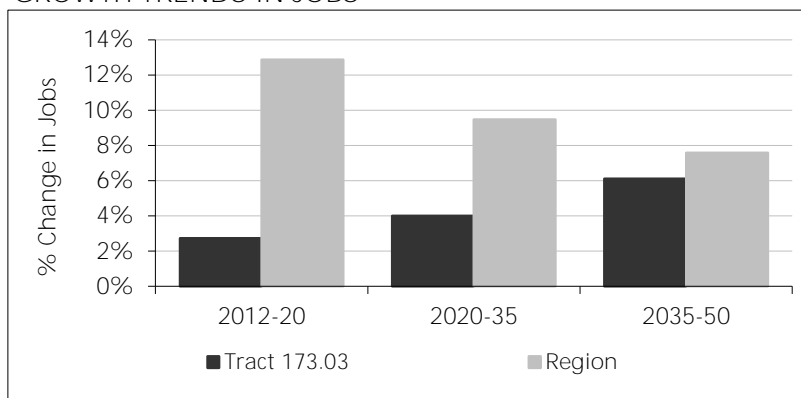
Notes:

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

Source: Series 13 Regional Growth Forecast
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