POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,931	4,937	4,818	4,862	-69	-1%
Household Population	4,922	4,930	4,801	4,836	-86	-2%
Group Quarters Population	9	7	17	26	17	189%
Civilian	9	7	17	26	17	189%
Military	0	0	0	0	0	0%
Total Housing Units	1,254	1,248	1,243	1,283	29	2%
Single Family	857	851	844	838	-19	-2%
Multiple Family	397	397	399	445	48	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,247	1,236	1,203	1,214	-33	-3%
Single Family	856	850	834	828	-28	-3%
Multiple Family	391	386	369	386	-5	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.6%	1.0%	3.2%	5.4%	4.8	800%
Single Family	0.1%	0.1%	1.2%	1.2%	1.1	1100%
Multiple Family	1.5%	2.8%	7.5%	13.3%	11.8	787%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.95	3.99	3.99	3.98	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.
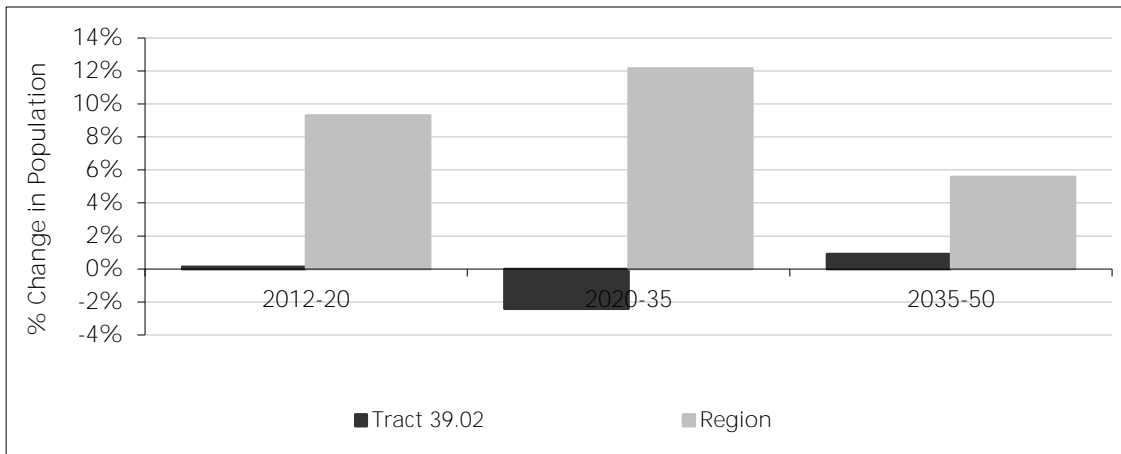
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,931	4,937	4,818	4,862	-69	-1%
Under 5	455	507	443	392	-63	-14%
5 to 9	428	413	413	386	-42	-10%
10 to 14	447	404	397	404	-43	-10%
15 to 17	303	248	230	241	-62	-20%
18 to 19	210	171	154	155	-55	-26%
20 to 24	479	475	368	386	-93	-19%
25 to 29	388	418	315	298	-90	-23%
30 to 34	366	359	351	309	-57	-16%
35 to 39	363	348	369	298	-65	-18%
40 to 44	350	298	365	311	-39	-11%
45 to 49	310	288	282	310	0	0%
50 to 54	250	259	238	296	46	18%
55 to 59	196	235	203	287	91	46%
60 to 61	51	73	77	92	41	80%
62 to 64	91	125	139	155	64	70%
65 to 69	84	122	162	171	87	104%
70 to 74	55	78	126	124	69	125%
75 to 79	49	56	103	114	65	133%
80 to 84	26	25	41	59	33	127%
85 and over	30	35	42	74	44	147%
Median Age	26.8	28.0	31.3	32.7	5.9	22%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,931	4,937	4,818	4,862	-69	-1%
Hispanic	4,424	4,511	4,506	4,609	185	4%
Non-Hispanic	507	426	312	253	-254	-50%
White	123	99	71	56	-67	-54%
Black	288	240	152	104	-184	-64%
American Indian	13	9	7	6	-7	-54%
Asian	40	37	39	40	0	0%
Hawaiian / Pacific Islander	14	15	18	22	8	57%
Other	6	5	4	4	-2	-33%
Two or More Races	23	21	21	21	-2	-9%

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	1,168	1,419	1,516	1,770	602	52%
Civilian Jobs	1,168	1,419	1,516	1,770	602	52%
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	279	285	285	290	11	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	70	70	69	67	-3	-4%
Multiple Family	9	9	9	13	4	47%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	13	13	12	10	-3	-23%
Commercial/Services	18	22	23	27	9	48%
Office	0	0	0	0	0	0%
Schools	27	27	27	27	0	0%
Roads and Freeways	122	122	122	122	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	19	22	22	22	3	19%
Vacant Developable Acres	13	6	6	1	-11	-89%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	-34%
Multiple Family	4	4	4	0	-4	-96%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	4	1	1	0	-3	-92%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	3	0	0	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2	2	2	2	0	0%
Employment Density[3]	19.8	22.7	24.2	27.2	7.4	37%
Residential Density[4]	15.9	15.8	15.8	15.9	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 39.02 ■ Region
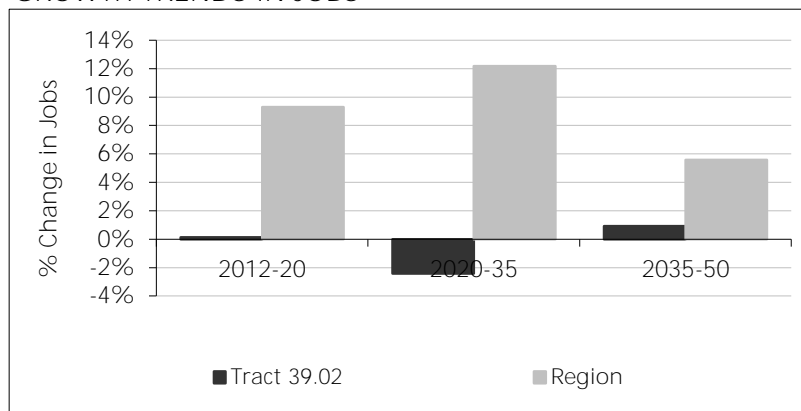
Notes:

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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