POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,013	3,114	3,168	3,164	151	5%
Household Population	3,013	3,114	3,168	3,164	151	5%
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	1,359	1,363	1,363	1,363	4	0%
Single Family	1,139	1,143	1,143	1,143	4	0%
Multiple Family	220	220	220	220	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,289	1,297	1,310	1,310	21	2%
Single Family	1,101	1,103	1,114	1,114	13	1%
Multiple Family	188	194	196	196	8	4%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	4.8%	3.9%	3.9%	-1.3	-25%
Single Family	3.3%	3.5%	2.5%	2.5%	-0.8	-24%
Multiple Family	14.5%	11.8%	10.9%	10.9%	-3.6	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.34	2.40	2.42	2.42	0.1	3%

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.
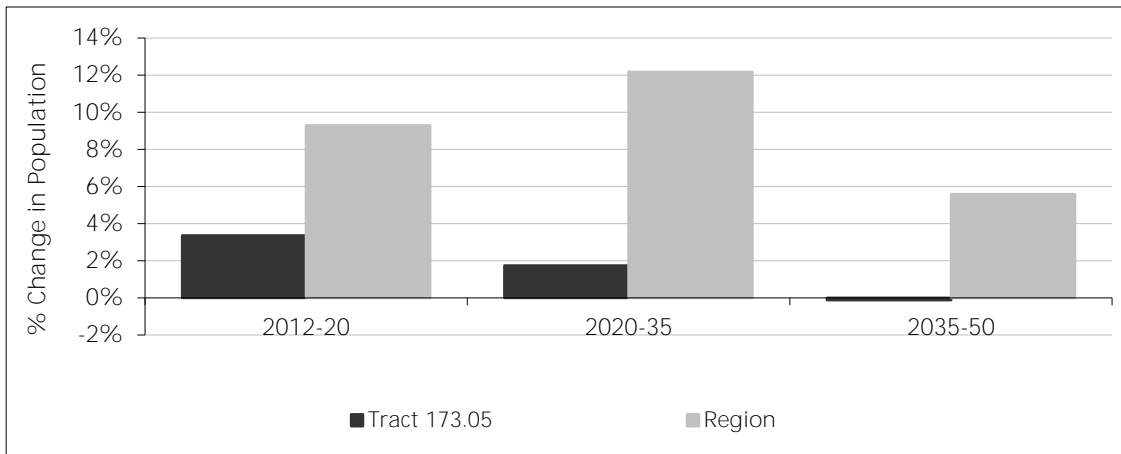
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,013	3,114	3,168	3,164	151	5%
Under 5	109	119	90	112	3	3%
5 to 9	150	156	123	154	4	3%
10 to 14	178	159	159	154	-24	-13%
15 to 17	104	80	95	81	-23	-22%
18 to 19	77	49	52	40	-37	-48%
20 to 24	88	73	68	55	-33	-38%
25 to 29	81	75	61	64	-17	-21%
30 to 34	109	108	78	103	-6	-6%
35 to 39	154	176	133	159	5	3%
40 to 44	193	178	182	158	-35	-18%
45 to 49	210	169	182	142	-68	-32%
50 to 54	231	174	182	153	-78	-34%
55 to 59	212	198	152	166	-46	-22%
60 to 61	88	98	66	74	-14	-16%
62 to 64	164	183	139	167	3	2%
65 to 69	287	373	318	364	77	27%
70 to 74	210	336	371	318	108	51%
75 to 79	153	201	331	251	98	64%
80 to 84	113	106	215	188	75	66%
85 and over	102	103	171	261	159	156%
Median Age	51.2	56.0	60.8	61.1	9.9	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,013	3,114	3,168	3,164	151	5%
Hispanic	183	215	241	263	80	44%
Non-Hispanic	2,830	2,899	2,927	2,901	71	3%
White	2,555	2,602	2,573	2,518	-37	-1%
Black	13	14	14	14	1	8%
American Indian	9	7	5	4	-5	-56%
Asian	163	180	226	249	86	53%
Hawaiian / Pacific Islander	8	9	9	8	0	0%
Other	4	2	2	1	-3	-75%
Two or More Races	78	85	98	107	29	37%

GROWTH TRENDS IN TOTAL POPULATION

■ Tract 173.05   ■ Region

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	289	300	300	300	11	4%
Civilian Jobs	289	300	300	300	11	4%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	968	968	968	968	0	0%
Developed Acres	690	701	701	701	11	2%
Low Density Single Family	93	105	105	105	11	12%
Single Family	304	304	304	304	0	0%
Multiple Family	14	14	14	14	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	1	1	1	1	0	0%
Commercial/Services	96	96	96	96	0	0%
Office	1	1	1	1	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	136	136	136	136	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	34	34	34	34	0	0%
Vacant Developable Acres	16	5	5	5	-11	-71%
Low Density Single Family	16	5	5	5	-11	-71%
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	263	263	263	263	0	0%
Employment Density[3]	2.7	2.8	2.8	2.8	0.1	4%
Residential Density[4]	3.3	3.2	3.2	3.2	-0.1	-2%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 173.05   ■ Region
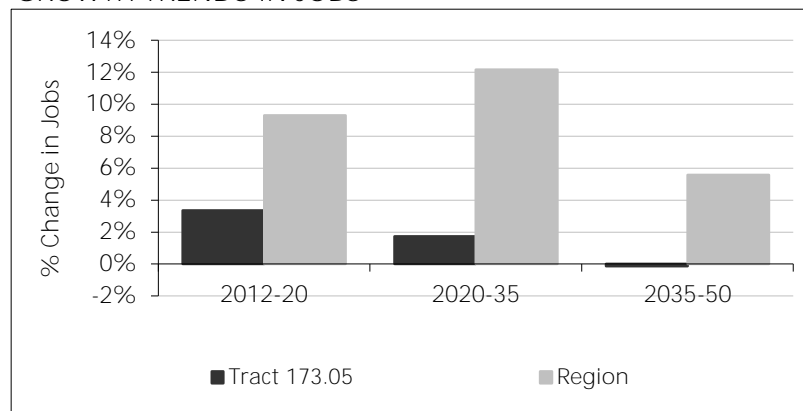
Notes:

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
SANDAG
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