SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,360	3,412	3,724	3,973	613	18%
Household Population	3,360	3,412	3,724	3,973	613	18%
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	1,828	1,828	1,986	2,132	304	17%
Single Family	936	936	796	582	-354	-38%
Multiple Family	892	892	1,190	1,550	658	74%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,733	1,706	1,860	1,987	254	15%
Single Family	891	889	758	545	-346	-39%
Multiple Family	842	817	1,102	1,442	600	71%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	6.7%	6.3%	6.8%	1.6	31%
Single Family	4.8%	5.0%	4.8%	6.4%	1.6	33%
Multiple Family	5.6%	8.4%	7.4%	7.0%	1.4	25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.94	2.00	2.00	2.00	0.1	3%

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	94	163	161	151	57	61%
$15,000-$29,999	170	241	219	249	79	46%
$30,000-$44,999	147	175	191	172	25	17%
$45,000-$59,999	202	263	293	216	14	7%
$60,000-$74,999	247	168	150	205	-42	-17%
$75,000-$99,999	331	203	280	304	-27	-8%
$100,000-$124,999	180	158	96	135	-45	-25%
$125,000-$149,999	109	74	160	154	45	41%
$150,000-$199,999	133	126	113	159	26	20%
$200,000 or more	120	135	197	242	122	102%
Total Households	1,733	1,706	1,860	1,987	254	15%

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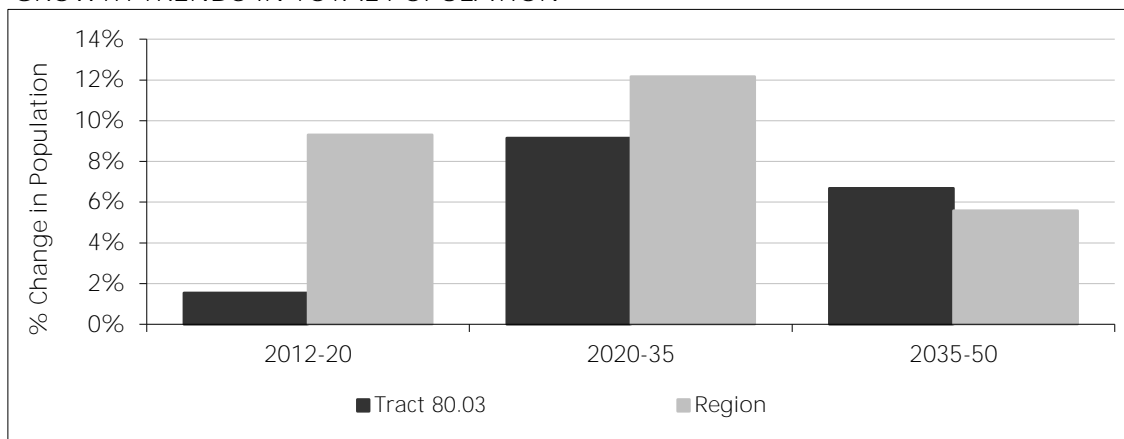
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,360	3,412	3,724	3,973	613	18%
Under 5	103	114	114	140	37	36%
5 to 9	76	81	99	122	46	61%
10 to 14	80	75	100	108	28	35%
15 to 17	59	50	58	64	5	8%
18 to 19	22	18	26	31	9	41%
20 to 24	177	163	202	181	4	2%
25 to 29	681	657	618	642	-39	-6%
30 to 34	616	603	520	648	32	5%
35 to 39	319	370	354	380	61	19%
40 to 44	232	214	270	235	3	1%
45 to 49	177	153	197	172	-5	-3%
50 to 54	175	142	183	166	-9	-5%
55 to 59	146	153	149	181	35	24%
60 to 61	43	50	43	52	9	21%
62 to 64	83	94	76	89	6	7%
65 to 69	122	168	179	212	90	74%
70 to 74	77	129	177	161	84	109%
75 to 79	41	54	105	80	39	95%
80 to 84	49	45	112	98	49	100%
85 and over	82	79	142	211	129	157%
Median Age	33.9	34.5	36.8	35.7	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,360	3,412	3,724	3,973	613	18%
Hispanic	368	424	523	603	235	64%
Non-Hispanic	2,992	2,988	3,201	3,370	378	13%
White	2,732	2,700	2,797	2,867	135	5%
Black	21	23	26	32	11	52%
American Indian	5	5	8	10	5	100%
Asian	95	108	165	212	117	123%
Hawaiian / Pacific Islander	10	15	28	41	31	310%
Other	13	9	3	1	-12	-92%
Two or More Races	116	128	174	207	91	78%

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	374	374	485	515	141	38%
Civilian Jobs	374	374	485	515	141	38%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	188	188	188	188	0	0%
Developed Acres	188	188	188	188	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	85	85	76	61	-23	-28%
Multiple Family	21	21	28	42	21	98%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	6	7	7	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	6	6	2	2	-4	-67%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	66	66	66	66	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
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	-100%
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	1	1	1	1	0	0%
Employment Density[3]	62.9	62.9	94.8	96.8	33.9	54%
Residential Density[4]	17.3	17.3	18.6	20.0	2.7	16%

GROWTH TRENDS IN JOBS

Legend: Tract 80.03, Region (X-axis: 2012-20, 2020-35, 2035-50; Y-axis: % Change in Jobs)
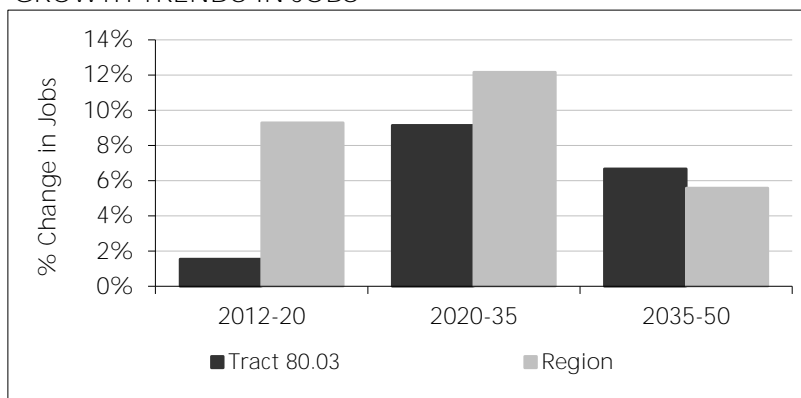
Notes:

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

Source: Series 13 Regional Growth Forecast
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