SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,244	7,455	7,547	7,611	367	5%
Household Population	6,883	7,108	7,179	7,229	346	5%
Group Quarters Population	361	347	368	382	21	6%
Civilian	361	347	368	382	21	6%
Military	0	0	0	0	0	0%
Total Housing Units	2,398	2,385	2,392	2,452	54	2%
Single Family	60	52	52	51	-9	-15%
Multiple Family	2,026	2,021	2,028	2,089	63	3%
Mobile Homes	312	312	312	312	0	0%
Occupied Housing Units	2,326	2,319	2,338	2,372	46	2%
Single Family	60	49	51	45	-15	-25%
Multiple Family	1,964	1,968	1,984	2,024	60	3%
Mobile Homes	302	302	303	303	1	0%
Vacancy Rate	3.0%	2.8%	2.3%	3.3%	0.3	10%
Single Family	0.0%	5.8%	1.9%	11.8%	11.8	0%
Multiple Family	3.1%	2.6%	2.2%	3.1%	0.0	0%
Mobile Homes	3.2%	3.2%	2.9%	2.9%	-0.3	-9%
Persons per Household	2.96	3.07	3.07	3.05	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	603	413	343	299	-304	-50%
$15,000-$29,999	502	376	388	390	-112	-22%
$30,000-$44,999	414	427	411	376	-38	-9%
$45,000-$59,999	305	313	296	248	-57	-19%
$60,000-$74,999	195	173	222	276	81	42%
$75,000-$99,999	169	253	266	285	116	69%
$100,000-$124,999	69	140	153	151	82	119%
$125,000-$149,999	42	104	88	121	79	188%
$150,000-$199,999	22	108	155	193	171	777%
$200,000 or more	5	12	16	33	28	560%
Total Households	2,326	2,319	2,338	2,372	46	2%
Median Household Income Adjusted for inflation ($2010)	$32,101	$43,015	$46,368	$52,319	$20,218	63%

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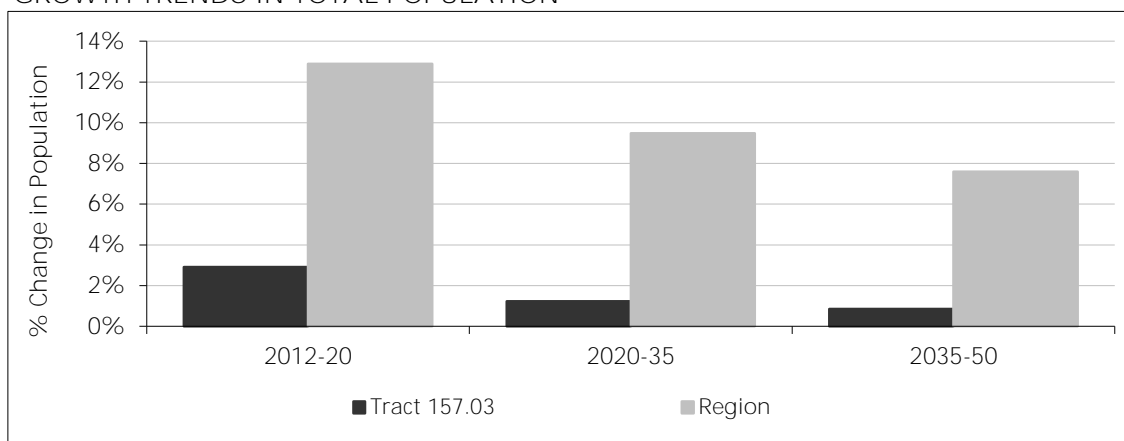
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,244	7,455	7,547	7,611	367	5%
Under 5	573	653	595	612	39	7%
5 to 9	566	593	541	549	-17	-3%
10 to 14	525	498	523	524	-1	0%
15 to 17	337	280	292	280	-57	-17%
18 to 19	249	176	185	176	-73	-29%
20 to 24	527	495	449	418	-109	-21%
25 to 29	555	596	541	555	0	0%
30 to 34	597	612	596	616	19	3%
35 to 39	512	574	574	529	17	3%
40 to 44	427	399	477	434	7	2%
45 to 49	386	350	389	403	17	4%
50 to 54	427	383	399	438	11	3%
55 to 59	383	411	352	449	66	17%
60 to 61	116	130	103	124	8	7%
62 to 64	206	242	197	218	12	6%
65 to 69	242	321	312	331	89	37%
70 to 74	195	298	345	295	100	51%
75 to 79	171	211	327	276	105	61%
80 to 84	110	101	173	164	54	49%
85 and over	140	132	177	220	80	57%
Median Age	32.4	33.6	35.4	35.7	3.3	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,244	7,455	7,547	7,611	367	5%
Hispanic	2,182	2,617	3,290	3,904	1,722	79%
Non-Hispanic	5,062	4,838	4,257	3,707	-1,355	-27%
White	3,839	3,486	2,569	1,777	-2,062	-54%
Black	440	496	595	678	238	54%
American Indian	15	13	13	13	-2	-13%
Asian	257	301	447	542	285	111%
Hawaiian / Pacific Islander	36	41	50	61	25	69%
Other	32	30	33	37	5	16%
Two or More Races	443	471	550	599	156	35%

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	986	1,063	1,063	1,063	77	8%
Civilian Jobs	986	1,063	1,063	1,063	77	8%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	165	165	165	165	0	0%
Developed Acres	162	163	163	165	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	8	6	5	5	-3	-39%
Multiple Family	76	78	78	81	5	7%
Mobile Homes	26	26	26	26	0	0%
Other Residential	8	9	9	9	1	13%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	20	21	21	21	0	1%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	23	23	23	23	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	11%
Vacant Developable Acres	3	2	2	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	3	2	2	0	-3	-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	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density[3]	48.5	51.6	51.6	51.6	3.1	6%
Residential Density[4]	20.3	20.1	20.2	20.3	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 157.03   ■ Region
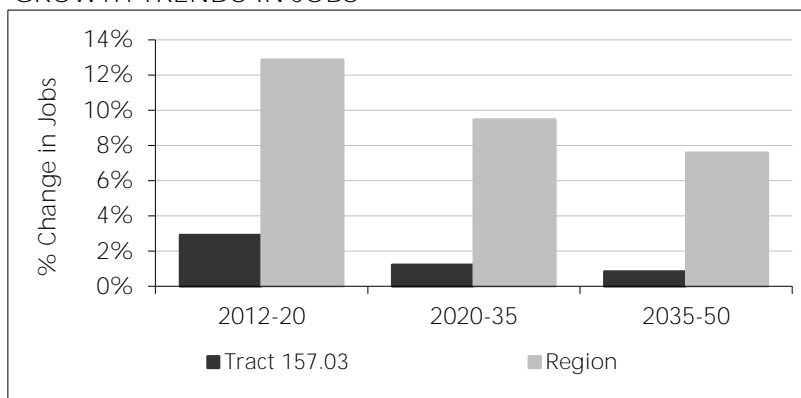
Notes:

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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