SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,492	3,566	3,964	3,911	419	12%
Household Population	3,488	3,566	3,964	3,911	423	12%
Group Quarters Population	4	0	0	0	-4	-100%
Civilian	4	0	0	0	-4	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,411	1,414	1,528	1,547	136	10%
Single Family	949	952	880	899	-50	-5%
Multiple Family	462	462	648	648	186	40%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,361	1,367	1,512	1,494	133	10%
Single Family	942	948	880	874	-68	-7%
Multiple Family	419	419	632	620	201	48%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	3.3%	1.0%	3.4%	-0.1	-3%
Single Family	0.7%	0.4%	0.0%	2.8%	2.1	300%
Multiple Family	9.3%	9.3%	2.5%	4.3%	-5.0	-54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.61	2.62	2.62	0.1	2%

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.
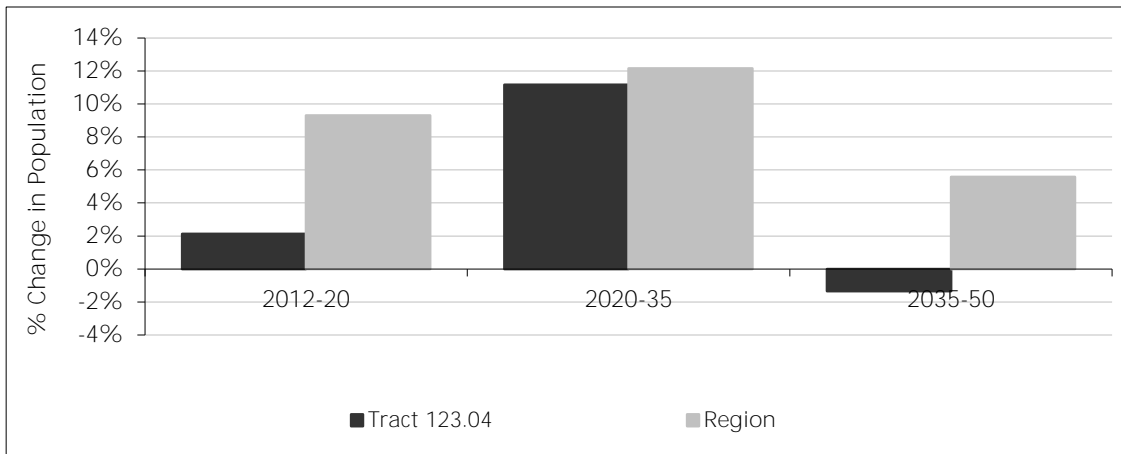
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,492	3,566	3,964	3,911	419	12%
Under 5	227	251	249	224	-3	-1%
5 to 9	241	236	250	233	-8	-3%
10 to 14	265	247	254	250	-15	-6%
15 to 17	155	128	133	126	-29	-19%
18 to 19	89	66	62	60	-29	-33%
20 to 24	235	215	189	177	-58	-25%
25 to 29	246	258	226	204	-42	-17%
30 to 34	252	258	278	258	6	2%
35 to 39	236	245	283	244	8	3%
40 to 44	237	217	290	240	3	1%
45 to 49	215	194	211	211	-4	-2%
50 to 54	227	213	235	256	29	13%
55 to 59	232	237	204	253	21	9%
60 to 61	84	104	94	106	22	26%
62 to 64	85	109	117	124	39	46%
65 to 69	153	206	228	230	77	50%
70 to 74	93	144	220	203	110	118%
75 to 79	65	84	161	150	85	131%
80 to 84	68	65	136	149	81	119%
85 and over	87	89	144	213	126	145%
Median Age	35.8	37.5	41.0	43.7	7.9	22%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,492	3,566	3,964	3,911	419	12%
Hispanic	1,914	2,102	2,527	2,635	721	38%
Non-Hispanic	1,578	1,464	1,437	1,276	-302	-19%
White	1,180	1,067	963	787	-393	-33%
Black	96	94	89	75	-21	-22%
American Indian	18	13	5	0	-18	-100%
Asian	171	177	240	264	93	54%
Hawaiian / Pacific Islander	7	7	8	8	1	14%
Other	13	11	7	7	-6	-46%
Two or More Races	93	95	125	135	42	45%

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	327	332	337	423	96	29%
Civilian Jobs	327	332	337	423	96	29%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	302	302	302	302	0	0%
Developed Acres	287	288	288	297	11	4%
Low Density Single Family	1	1	1	1	0	0%
Single Family	195	196	188	194	-2	-1%
Multiple Family	17	17	26	26	9	51%
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	0	0	0	0	0	0%
Commercial/Services	5	5	5	9	4	71%
Office	2	2	2	2	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	63	63	63	63	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	13	12	12	2	-11	-86%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	6	6	0	-7	-95%
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	5	5	5	1	-4	-72%
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	3	3	3	3	0	0%
Employment Density[3]	45.5	46.2	46.8	38.5	-7.0	-15%
Residential Density[4]	6.6	6.6	7.1	7.0	0.4	6%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 123.04 ■ Region
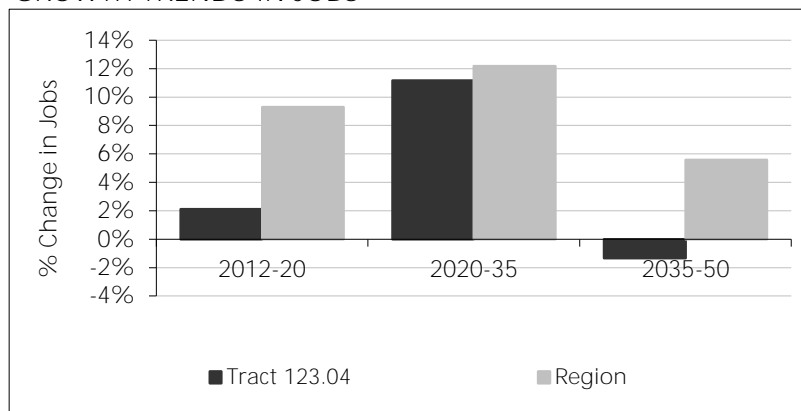
Notes:

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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