SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,840	4,250	4,753	4,721	881	23%
Household Population	3,682	4,096	4,592	4,554	872	24%
Group Quarters Population	158	154	161	167	9	6%
Civilian	158	154	161	167	9	6%
Military	0	0	0	0	0	0%
Total Housing Units	1,548	1,654	1,805	1,805	257	17%
Single Family	903	1,009	1,160	1,160	257	28%
Multiple Family	645	645	645	645	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,420	1,535	1,695	1,688	268	19%
Single Family	877	989	1,147	1,141	264	30%
Multiple Family	543	546	548	547	4	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.3%	7.2%	6.1%	6.5%	-1.8	-22%
Single Family	2.9%	2.0%	1.1%	1.6%	-1.3	-45%
Multiple Family	15.8%	15.3%	15.0%	15.2%	-0.6	-4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.59	2.67	2.71	2.70	0.1	4%

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.
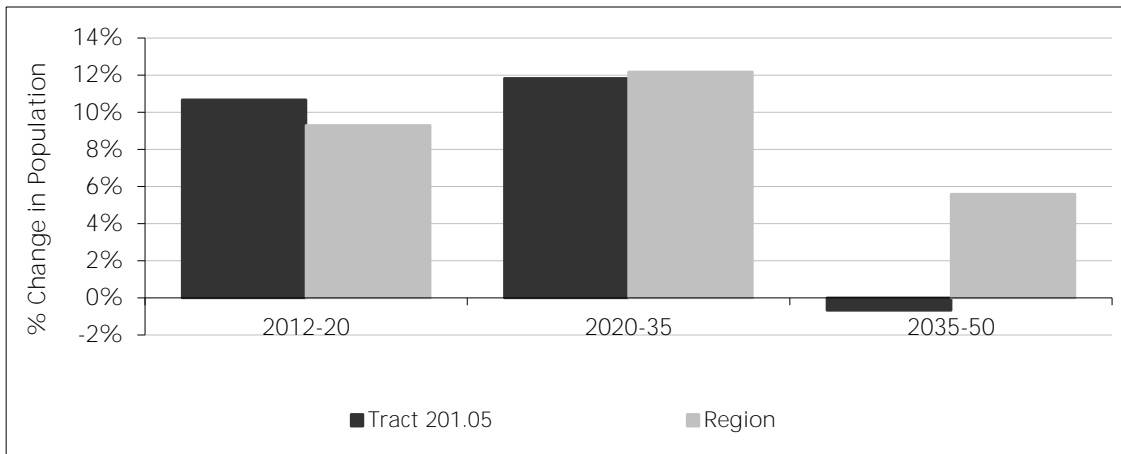
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,840	4,250	4,753	4,721	881	23%
Under 5	348	449	507	540	192	55%
5 to 9	239	283	350	376	137	57%
10 to 14	271	280	343	367	96	35%
15 to 17	170	160	189	187	17	10%
18 to 19	121	98	121	123	2	2%
20 to 24	297	316	344	365	68	23%
25 to 29	329	369	368	389	60	18%
30 to 34	296	330	345	360	64	22%
35 to 39	250	306	331	313	63	25%
40 to 44	223	222	314	285	62	28%
45 to 49	272	263	315	314	42	15%
50 to 54	223	199	212	211	-12	-5%
55 to 59	214	226	189	208	-6	-3%
60 to 61	74	93	72	81	7	9%
62 to 64	117	149	127	130	13	11%
65 to 69	116	165	141	126	10	9%
70 to 74	55	92	94	66	11	20%
75 to 79	63	88	145	120	57	90%
80 to 84	88	87	139	61	-27	-31%
85 and over	74	75	107	99	25	34%
Median Age	32.4	32.6	32.2	30.2	-2.2	-7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,840	4,250	4,753	4,721	881	23%
Hispanic	1,197	1,522	2,370	3,047	1,850	155%
Non-Hispanic	2,643	2,728	2,383	1,674	-969	-37%
White	2,233	2,234	1,672	855	-1,378	-62%
Black	109	140	216	271	162	149%
American Indian	33	28	24	15	-18	-55%
Asian	174	211	306	340	166	95%
Hawaiian / Pacific Islander	10	13	21	27	17	170%
Other	2	2	2	2	0	0%
Two or More Races	82	100	142	164	82	100%

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	714	870	1,020	1,037	323	45%
Civilian Jobs	714	870	1,020	1,037	323	45%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	619	619	619	619	0	0%
Developed Acres	536	593	609	609	73	14%
Low Density Single Family	140	185	185	185	45	32%
Single Family	93	99	113	113	20	22%
Multiple Family	33	33	33	33	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	26	26	26	26	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	5	5	5	1	20%
Commercial/Services	7	9	9	9	2	31%
Office	2	4	6	7	4	178%
Schools	63	63	63	63	0	0%
Roads and Freeways	73	73	73	73	0	0%
Agricultural and Extractive[2]	2	2	2	2	0	0%
Parks and Military Use	93	94	94	94	1	1%
Vacant Developable Acres	78	21	5	5	-73	-94%
Low Density Single Family	49	4	4	4	-45	-92%
Single Family	20	14	1	1	-19	-96%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	0	0	0	-1	-100%
Commercial/Services	1	0	0	0	-1	-100%
Office	7	3	0	0	-7	-100%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	6	6	6	6	0	0%
Employment Density[3]	9.3	10.7	12.2	12.4	3.1	33%
Residential Density[4]	5.3	4.8	5.1	5.1	-0.2	-5%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 201.05   ■ Region
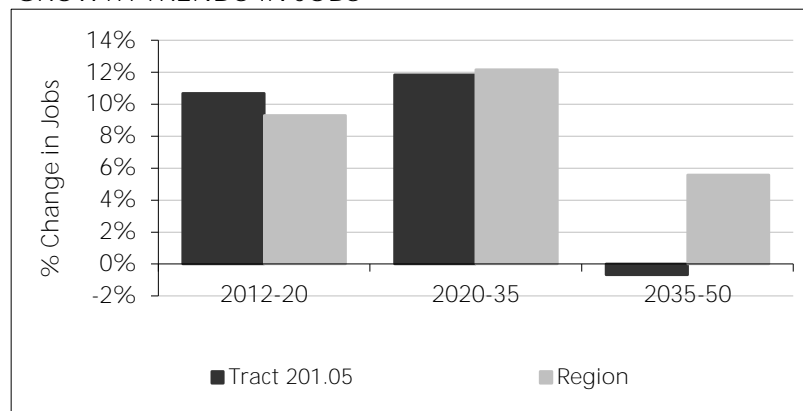
Notes:

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
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