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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	17,120	32,153	32,393	32,148	15,028	88%
Household Population	13,262	21,681	21,884	21,615	8,353	63%
Group Quarters Population	3,858	10,472	10,509	10,533	6,675	173%
Civilian	3,858	10,472	10,509	10,533	6,675	173%
Military	0	0	0	0	0	0%
Total Housing Units	3,751	6,002	6,079	6,107	2,356	63%
Single Family	2,281	2,283	2,290	2,318	37	2%
Multiple Family	1,470	3,719	3,789	3,789	2,319	158%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,604	5,792	5,859	5,828	2,224	62%
Single Family	2,174	2,176	2,183	2,193	19	1%
Multiple Family	1,430	3,616	3,676	3,635	2,205	154%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.9%	3.5%	3.6%	4.6%	0.7	18%
Single Family	4.7%	4.7%	4.7%	5.4%	0.7	15%
Multiple Family	2.7%	2.8%	3.0%	4.1%	1.4	52%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.68	3.74	3.74	3.71	0.0	1%

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	122	214	171	144	22	18%
$15,000-$29,999	231	365	291	249	18	8%
$30,000-$44,999	247	523	445	382	135	55%
$45,000-$59,999	212	616	547	452	240	113%
$60,000-$74,999	577	578	588	561	-16	-3%
$75,000-$99,999	798	1,008	897	766	-32	-4%
$100,000-$124,999	429	833	876	848	419	98%
$125,000-$149,999	310	561	614	780	470	152%
$150,000-$199,999	443	667	810	844	401	91%
$200,000 or more	235	427	620	802	567	241%
Total Households	3,604	5,792	5,859	5,828	2,224	62%

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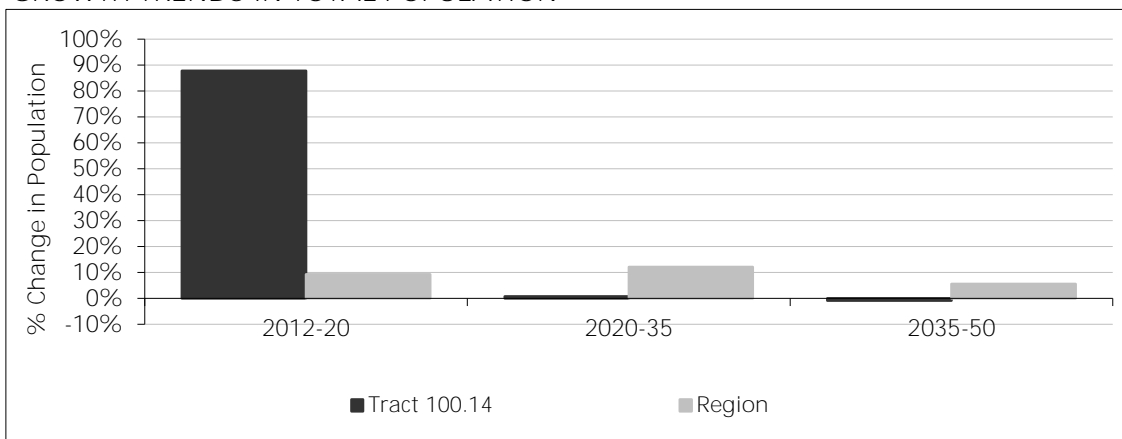
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	17,120	32,153	32,393	32,148	15,028	88%
Under 5	1,204	2,695	2,466	2,302	1,098	91%
5 to 9	1,129	2,175	2,071	1,950	821	73%
10 to 14	1,157	2,002	1,950	1,927	770	67%
15 to 17	693	1,118	1,114	1,139	446	64%
18 to 19	431	600	585	611	180	42%
20 to 24	1,269	2,480	2,153	2,192	923	73%
25 to 29	1,629	3,267	2,876	2,807	1,178	72%
30 to 34	1,733	2,981	2,993	2,783	1,050	61%
35 to 39	1,633	2,918	3,156	2,624	991	61%
40 to 44	1,655	2,567	3,009	2,594	939	57%
45 to 49	1,478	2,370	2,323	2,431	953	64%
50 to 54	1,205	2,168	2,188	2,534	1,329	110%
55 to 59	786	1,715	1,566	1,941	1,155	147%
60 to 61	224	577	559	603	379	169%
62 to 64	243	622	588	603	360	148%
65 to 69	283	864	1,041	1,105	822	290%
70 to 74	170	538	835	815	645	379%
75 to 79	106	262	521	605	499	471%
80 to 84	58	129	239	314	256	441%
85 and over	34	105	160	268	234	688%
Median Age	33.0	32.9	35.0	35.7	2.7	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	17,120	32,153	32,393	32,148	15,028	88%
Hispanic	8,909	19,046	20,049	21,613	12,704	143%
Non-Hispanic	8,211	13,107	12,344	10,535	2,324	28%
White	2,697	4,185	2,671	1,039	-1,658	-61%
Black	1,863	2,901	3,264	3,305	1,442	77%
American Indian	53	55	15	0	-53	-100%
Asian	3,008	5,078	5,582	5,432	2,424	81%
Hawaiian / Pacific Islander	31	51	29	19	-12	-39%
Other	173	130	26	1	-172	-99%
Two or More Races	386	707	757	739	353	91%

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	5,578	9,103	13,233	16,469	10,891	195%
Civilian Jobs	5,578	9,103	13,233	16,469	10,891	195%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,170	7,170	7,170	7,170	0	0%
Developed Acres	4,700	4,962	5,225	5,488	788	17%
Low Density Single Family	12	12	12	12	0	0%
Single Family	315	318	331	381	67	21%
Multiple Family	94	182	184	184	90	96%
Mobile Homes	0	0	0	0	0	0%
Other Residential	680	720	720	720	40	6%
Mixed Use	0	0	0	0	0	0%
Industrial	973	1,064	1,257	1,365	392	40%
Commercial/Services	196	205	242	344	148	76%
Office	5	5	5	5	0	0%
Schools	21	28	48	48	26	126%
Roads and Freeways	533	533	533	533	0	0%
Agricultural and Extractive[2]	460	460	460	460	0	0%
Parks and Military Use	1,411	1,434	1,433	1,437	25	2%
Vacant Developable Acres	1,050	788	525	261	-788	-75%
Low Density Single Family	0	0	0	0	0	0%
Single Family	107	63	51	0	-107	-100%
Multiple Family	89	1	0	0	-89	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	442	351	135	0	-442	-100%
Commercial/Services	140	130	116	42	-98	-70%
Office	0	0	0	0	0	0%
Schools	26	19	0	0	-26	-100%
Parks and Other	232	210	209	206	-27	-11%
Future Roads and Freeways	14	14	14	14	0	0%
Constrained Acres	1,420	1,420	1,420	1,420	0	0%
Employment Density[3]	4.7	7.0	8.5	9.4	4.7	100%
Residential Density[4]	3.4	4.9	4.9	4.7	1.3	38%

GROWTH TRENDS IN JOBS

■ Tract 100.14   ■ Region
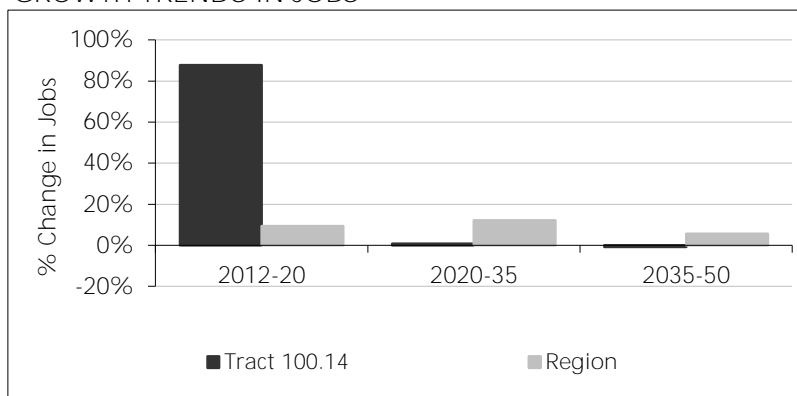
Notes:

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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