POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,345	4,553	4,580	5,031	686	16%
Household Population	4,337	4,549	4,573	5,021	684	16%
Group Quarters Population	8	4	7	10	2	25%
Civilian	8	4	7	10	2	25%
Military	0	0	0	0	0	0%
Total Housing Units	1,900	1,945	1,945	2,157	257	14%
Single Family	1,063	1,108	1,108	1,143	80	8%
Multiple Family	837	837	837	1,014	177	21%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,868	1,911	1,908	2,092	224	12%
Single Family	1,049	1,092	1,097	1,129	80	8%
Multiple Family	819	819	811	963	144	18%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.7%	1.7%	1.9%	3.0%	1.3	76%
Single Family	1.3%	1.4%	1.0%	1.2%	-0.1	-8%
Multiple Family	2.2%	2.2%	3.1%	5.0%	2.8	127%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.32	2.38	2.40	2.40	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	78	135	99	71	-7	-9%
$15,000-$29,999	291	283	266	247	-44	-15%
$30,000-$44,999	390	285	218	273	-117	-30%
$45,000-$59,999	202	279	356	277	75	37%
$60,000-$74,999	195	293	218	193	-2	-1%
$75,000-$99,999	337	238	253	378	41	12%
$100,000-$124,999	205	144	194	223	18	9%
$125,000-$149,999	119	101	112	117	-2	-2%
$150,000-$199,999	0	142	181	218	218	0%
$200,000 or more	51	11	11	95	44	86%
Total Households	1,868	1,911	1,908	2,092	224	12%

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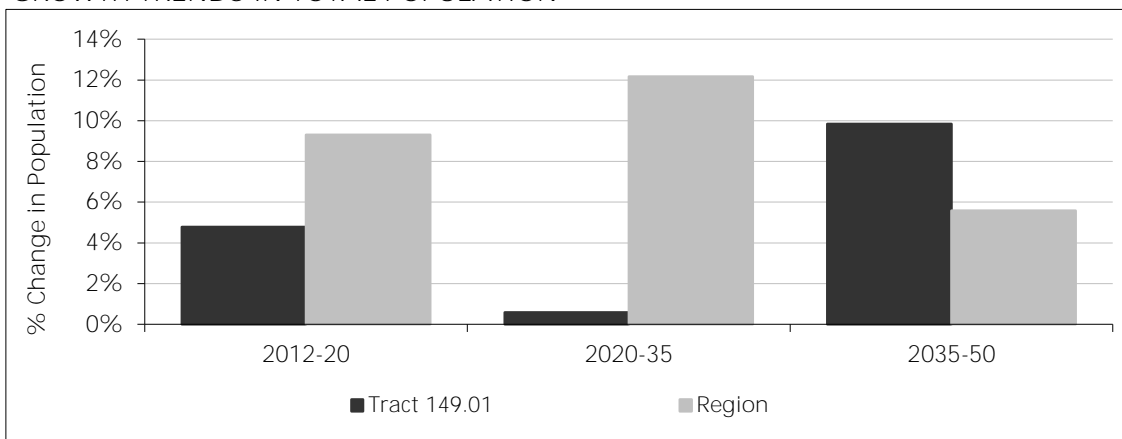
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,345	4,553	4,580	5,031	686	16%
Under 5	274	319	283	320	46	17%
5 to 9	234	252	236	273	39	17%
10 to 14	175	164	170	178	3	2%
15 to 17	127	104	110	110	-17	-13%
18 to 19	109	76	73	63	-46	-42%
20 to 24	314	299	276	277	-37	-12%
25 to 29	433	452	374	439	6	1%
30 to 34	318	333	294	347	29	9%
35 to 39	251	292	260	292	41	16%
40 to 44	252	236	257	252	0	0%
45 to 49	292	254	279	276	-16	-5%
50 to 54	329	275	283	294	-35	-11%
55 to 59	333	335	256	303	-30	-9%
60 to 61	106	131	101	128	22	21%
62 to 64	146	176	142	176	30	21%
65 to 69	183	258	245	285	102	56%
70 to 74	133	216	274	257	124	93%
75 to 79	113	151	251	204	91	81%
80 to 84	115	113	226	239	124	108%
85 and over	108	117	190	318	210	194%
Median Age	38.8	39.8	44.2	44.3	5.5	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,345	4,553	4,580	5,031	686	16%
Hispanic	831	1,003	1,208	1,543	712	86%
Non-Hispanic	3,514	3,550	3,372	3,488	-26	-1%
White	2,712	2,644	2,289	2,110	-602	-22%
Black	350	401	452	568	218	62%
American Indian	24	22	19	18	-6	-25%
Asian	141	162	222	295	154	109%
Hawaiian / Pacific Islander	61	72	92	126	65	107%
Other	18	18	16	17	-1	-6%
Two or More Races	208	231	282	354	146	70%

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	599	599	599	648	49	8%
Civilian Jobs	599	599	599	648	49	8%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	406	406	406	406	0	0%
Developed Acres	395	395	395	403	8	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	241	250	250	257	17	7%
Multiple Family	35	35	35	36	1	2%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	5	5	--
Industrial	0	0	0	0	0	0%
Commercial/Services	15	15	15	14	-1	-7%
Office	5	5	5	2	-3	-63%
Schools	10	10	10	10	0	0%
Roads and Freeways	73	73	73	73	0	0%
Agricultural and Extractive[2]	10	0	0	0	-10	-100%
Parks and Military Use	6	6	6	6	0	0%
Vacant Developable Acres	10	10	10	2	-8	-77%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	7	0	-7	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	1	1	1	1	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	-1	-79%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	2	2	2	2	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1	1	1	1	0	0%
Employment Density[3]	19.9	19.9	19.9	23.0	3.2	16%
Residential Density[4]	6.9	6.8	6.8	7.3	0.4	6%

GROWTH TRENDS IN JOBS
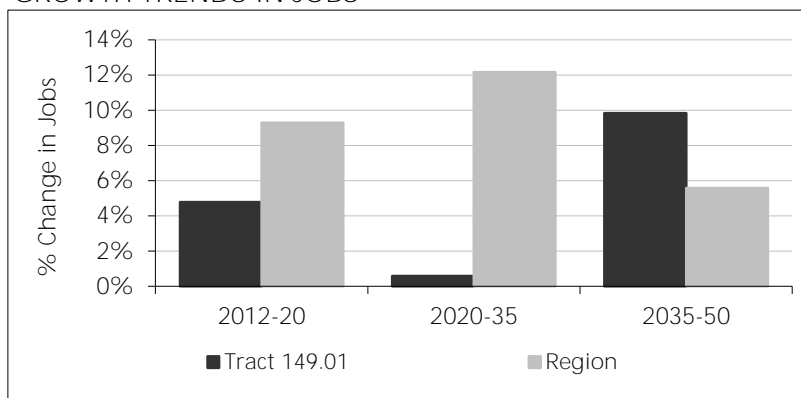
Notes:

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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