SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,379	4,444	4,503	4,504	125	3%
Household Population	4,363	4,438	4,485	4,478	115	3%
Group Quarters Population	16	6	18	26	10	63%
Civilian	16	6	18	26	10	63%
Military	0	0	0	0	0	0%
Total Housing Units	1,434	1,434	1,446	1,446	12	1%
Single Family	1,346	1,346	1,358	1,358	12	1%
Multiple Family	88	88	88	88	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,398	1,394	1,406	1,401	3	0%
Single Family	1,310	1,306	1,318	1,313	3	0%
Multiple Family	88	88	88	88	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.5%	2.8%	2.8%	3.1%	0.6	24%
Single Family	2.7%	3.0%	2.9%	3.3%	0.6	22%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.12	3.18	3.19	3.20	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	34	58	14	0	-34	-100%
$15,000-$29,999	45	38	59	72	27	60%
$30,000-$44,999	80	46	57	44	-36	-45%
$45,000-$59,999	62	130	93	63	1	2%
$60,000-$74,999	182	123	133	103	-79	-43%
$75,000-$99,999	184	210	203	138	-46	-25%
$100,000-$124,999	159	167	143	237	78	49%
$125,000-$149,999	141	174	166	121	-20	-14%
$150,000-$199,999	164	204	247	272	108	66%
$200,000 or more	347	244	291	351	4	1%
Total Households	1,398	1,394	1,406	1,401	3	0%

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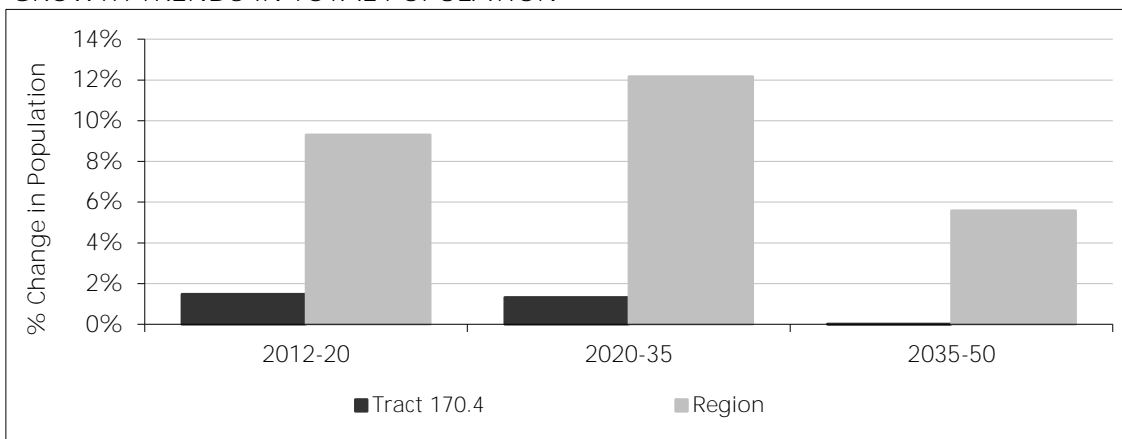
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	4,379	4,444	4,503	4,504	125	3%
Under 5	157	184	163	177	20	13%
5 to 9	268	293	271	294	26	10%
10 to 14	315	299	305	308	-7	-2%
15 to 17	208	170	182	167	-41	-20%
18 to 19	174	116	129	117	-57	-33%
20 to 24	265	243	227	211	-54	-20%
25 to 29	270	284	244	252	-18	-7%
30 to 34	243	247	219	244	1	0%
35 to 39	223	256	251	254	31	14%
40 to 44	315	293	331	301	-14	-4%
45 to 49	299	257	271	236	-63	-21%
50 to 54	434	362	379	342	-92	-21%
55 to 59	351	350	290	327	-24	-7%
60 to 61	136	155	117	125	-11	-8%
62 to 64	191	226	186	210	19	10%
65 to 69	190	265	251	277	87	46%
70 to 74	112	181	225	210	98	88%
75 to 79	106	138	239	208	102	96%
80 to 84	70	70	139	129	59	84%
85 and over	52	55	84	115	63	121%
Median Age	41.1	42.2	43.9	43.8	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	4,379	4,444	4,503	4,504	125	3%
Hispanic	817	969	1,170	1,369	552	68%
Non-Hispanic	3,562	3,475	3,333	3,135	-427	-12%
White	2,679	2,516	2,131	1,788	-891	-33%
Black	75	82	90	99	24	32%
American Indian	14	17	21	21	7	50%
Asian	610	652	818	902	292	48%
Hawaiian / Pacific Islander	10	18	38	56	46	460%
Other	9	10	13	15	6	67%
Two or More Races	165	180	222	254	89	54%

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	1,198	1,335	1,335	1,335	137	11%
Civilian Jobs	1,198	1,335	1,335	1,335	137	11%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	727	727	727	727	0	0%
Developed Acres	691	692	712	712	21	3%
Low Density Single Family	33	33	52	52	19	57%
Single Family	474	474	475	475	1	0%
Multiple Family	3	3	3	3	0	0%
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	1	1	1	1	0	0%
Commercial/Services	48	48	48	48	1	1%
Office	1	1	1	1	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	114	114	114	114	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	0	0%
Vacant Developable Acres	21	20	0	0	-21	-100%
Low Density Single Family	19	19	0	0	-19	-100%
Single Family	1	1	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-100%
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	16	16	16	16	0	0%
Employment Density[3]	19.7	21.7	21.7	21.7	2.0	10%
Residential Density[4]	2.8	2.8	2.7	2.7	-0.1	-3%

GROWTH TRENDS IN JOBS
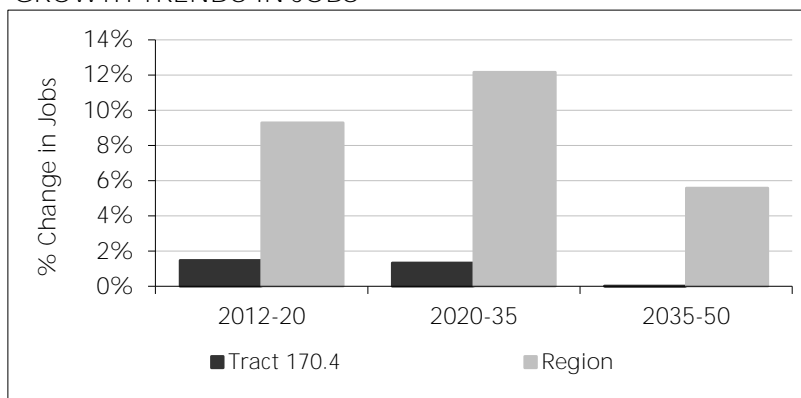
Notes:

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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