SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	143,839	153,748	169,714	180,479	36,640	25%
Household Population	142,672	152,756	168,360	178,870	36,198	25%
Group Quarters Population	1,167	992	1,354	1,609	442	38%
Civilian	1,167	992	1,354	1,609	442	38%
Military	0	0	0	0	0	0%
Total Housing Units	41,822	44,131	48,388	52,331	10,509	25%
Single Family	32,894	34,048	35,166	35,349	2,455	7%
Multiple Family	7,794	8,967	12,571	16,728	8,934	115%
Mobile Homes	1,134	1,116	651	254	-880	-78%
Occupied Housing Units	40,309	42,453	47,047	50,592	10,283	26%
Single Family	31,627	32,639	34,102	34,039	2,412	8%
Multiple Family	7,587	8,735	12,304	16,305	8,718	115%
Mobile Homes	1,095	1,079	641	248	-847	-77%
Vacancy Rate	3.6%	3.8%	2.8%	3.3%	-0.3	-8%
Single Family	3.9%	4.1%	3.0%	3.7%	-0.2	-5%
Multiple Family	2.7%	2.6%	2.1%	2.5%	-0.2	-7%
Mobile Homes	3.4%	3.3%	1.5%	2.4%	-1.0	-29%
Persons per Household	3.54	3.60	3.58	3.54	0.0	0%

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	3,904	3,923	3,713	3,420	-484	-12%
$15,000-$29,999	5,812	5,961	5,947	5,755	-57	-1%
$30,000-$44,999	6,318	6,429	6,623	6,492	174	3%
$45,000-$59,999	5,475	5,720	6,196	6,387	912	17%
$60,000-$74,999	5,017	4,839	5,277	5,483	466	9%
$75,000-$99,999	5,418	5,851	6,720	7,555	2,137	39%
$100,000-$124,999	3,177	3,741	4,529	5,235	2,058	65%
$125,000-$149,999	1,924	2,344	2,953	3,552	1,628	85%
$150,000-$199,999	2,035	2,299	3,077	3,844	1,809	89%
$200,000 or more	1,229	1,346	2,012	2,869	1,640	133%
Total Households	40,309	42,453	47,047	50,592	10,283	26%
Median Household Income Adjusted for inflation ($2010)	$56,289	$57,885	$62,969	$68,869	$12,580	22%

*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.
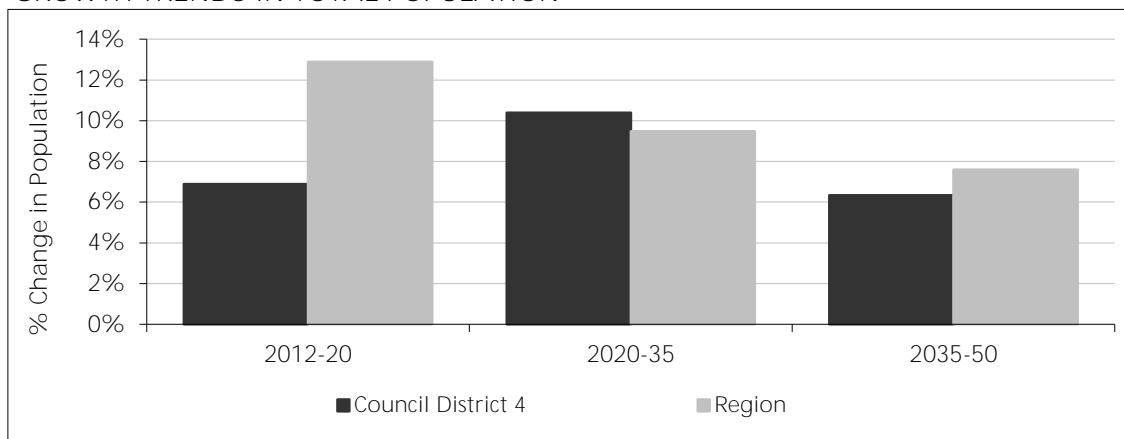
Source: Series 13 Regional Growth Forecast
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October 2013
Council District 4
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	143,839	153,748	169,714	180,479	36,640	25%
Under 5	10,593	12,716	12,371	12,034	1,441	14%
5 to 9	10,380	10,920	11,734	11,799	1,419	14%
10 to 14	10,944	10,379	11,492	11,993	1,049	10%
15 to 17	7,333	6,414	6,951	7,408	75	1%
18 to 19	5,066	3,920	4,076	4,326	-740	-15%
20 to 24	11,790	11,689	10,564	11,208	-582	-5%
25 to 29	11,270	12,450	10,883	11,273	3	0%
30 to 34	9,534	9,928	10,385	10,527	993	10%
35 to 39	8,735	9,460	10,895	10,144	1,409	16%
40 to 44	8,975	8,275	10,851	9,885	910	10%
45 to 49	9,073	8,672	9,546	10,348	1,275	14%
50 to 54	9,418	9,303	9,922	11,295	1,877	20%
55 to 59	8,843	10,044	9,403	12,158	3,315	37%
60 to 61	3,100	4,040	3,928	4,634	1,534	49%
62 to 64	4,057	5,316	5,592	6,122	2,065	51%
65 to 69	4,770	7,331	8,897	9,743	4,973	104%
70 to 74	3,342	5,103	7,672	7,369	4,027	120%
75 to 79	2,657	3,203	6,416	6,448	3,791	143%
80 to 84	2,045	2,212	4,448	5,491	3,446	169%
85 and over	1,914	2,373	3,688	6,274	4,360	228%
Median Age	32.4	34.2	37.9	39.8	7.4	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	143,839	153,748	169,714	180,479	36,640	25%
Hispanic	61,763	72,932	90,324	106,275	44,512	72%
Non-Hispanic	82,076	80,816	79,390	74,204	-7,872	-10%
White	16,703	14,237	8,278	4,319	-12,384	-74%
Black	25,225	24,455	19,367	12,756	-12,469	-49%
American Indian	264	318	404	406	142	54%
Asian	33,368	34,772	42,656	46,411	13,043	39%
Hawaiian / Pacific Islander	1,567	1,629	1,795	2,090	523	33%
Other	241	269	344	384	143	59%
Two or More Races	4,708	5,136	6,546	7,838	3,130	66%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Council District 4
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	15,637	18,015	19,165	19,571	3,934	25%
Civilian Jobs	15,637	18,015	19,165	19,571	3,934	25%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	11,010	11,010	11,010	11,010	0	0%
Developed Acres	10,292	10,394	10,531	10,575	282	3%
Low Density Single Family	8	8	8	8	0	0%
Single Family	5,618	5,684	5,744	5,749	130	2%
Multiple Family	343	354	464	540	196	57%
Mobile Homes	131	128	79	43	-87	-67%
Other Residential	9	8	8	8	0	-2%
Mixed Use	0	84	144	177	177	--
Industrial	247	217	212	211	-35	-14%
Commercial/Services	410	356	313	284	-126	-31%
Office	31	28	20	17	-14	-45%
Schools	536	545	555	556	19	4%
Roads and Freeways	2,320	2,342	2,342	2,342	22	1%
Agricultural and Extractive[2]	3	3	2	0	-3	-100%
Parks and Military Use	638	638	639	641	3	0%
Vacant Developable Acres	286	185	48	4	-282	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	206	140	35	2	-204	-99%
Multiple Family	26	24	9	1	-25	-96%
Mixed Use	8	1	0	0	-8	-100%
Industrial	9	2	1	0	-9	-100%
Commercial/Services	13	3	0	0	-13	-100%
Office	0	0	0	0	0	0%
Schools	20	11	0	0	-20	-100%
Parks and Other	3	3	1	0	-3	-95%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	431	431	431	431	0	0%
Employment Density[3]	12.8	15.2	16.3	16.9	4.1	32%
Residential Density[4]	6.8	7.1	7.6	8.1	1.3	19%

GROWTH TRENDS IN JOBS

Council District 4 / Region
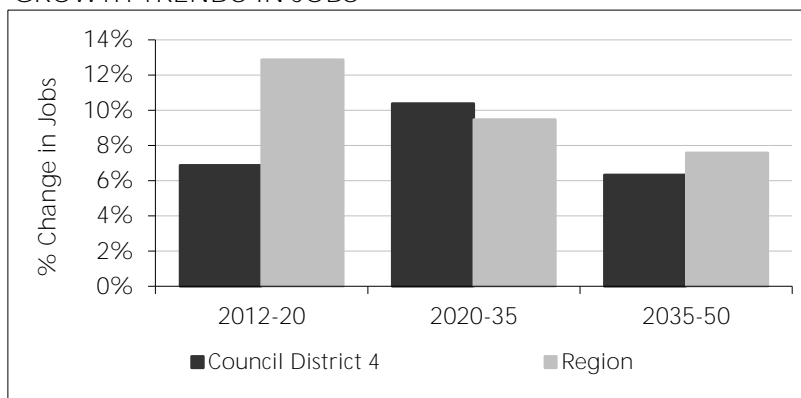
Notes:

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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October 2013
Council District 4
Page 3 of 3