SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,878	4,339	4,370	4,285	407	10%
Household Population	3,825	4,299	4,302	4,199	374	10%
Group Quarters Population	53	40	68	86	33	62%
Civilian	53	40	68	86	33	62%
Military	0	0	0	0	0	0%
Total Housing Units	1,842	2,029	2,045	2,070	228	12%
Single Family	1,443	1,483	1,469	1,471	28	2%
Multiple Family	399	546	576	599	200	50%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,793	1,974	1,984	1,943	150	8%
Single Family	1,405	1,445	1,445	1,439	34	2%
Multiple Family	388	529	539	504	116	30%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.7%	3.0%	6.1%	3.4	126%
Single Family	2.6%	2.6%	1.6%	2.2%	-0.4	-15%
Multiple Family	2.8%	3.1%	6.4%	15.9%	13.1	468%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.13	2.18	2.17	2.16	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	164	187	164	136	-28	-17%
$15,000-$29,999	300	321	232	232	-68	-23%
$30,000-$44,999	233	324	303	235	2	1%
$45,000-$59,999	185	246	315	311	126	68%
$60,000-$74,999	204	259	224	208	4	2%
$75,000-$99,999	245	252	274	257	12	5%
$100,000-$124,999	136	157	159	215	79	58%
$125,000-$149,999	114	60	113	125	11	10%
$150,000-$199,999	114	145	149	134	20	18%
$200,000 or more	98	23	51	90	-8	-8%
Total Households	1,793	1,974	1,984	1,943	150	8%

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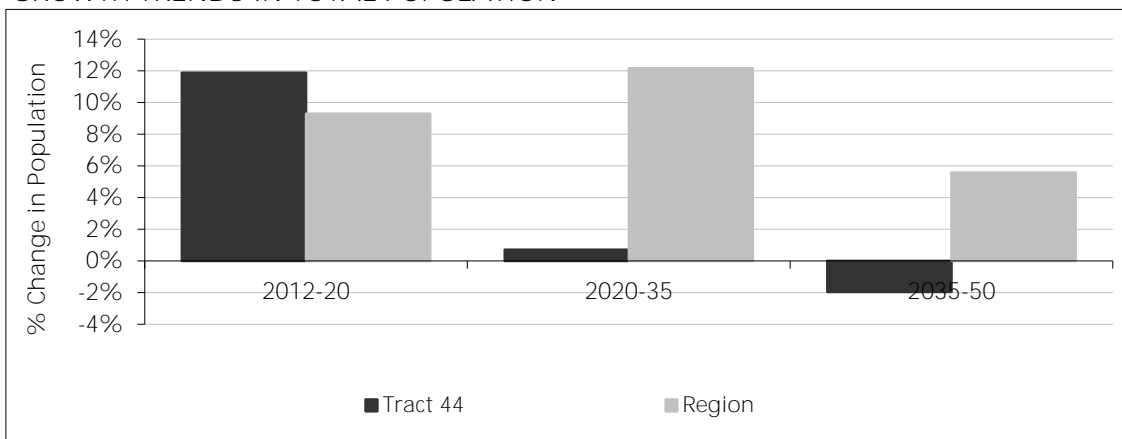
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	2012 to 2050 Change* Percent
Total Population	3,878	4,339	4,370	4,285	407	10%
Under 5	214	269	251	244	30	14%
5 to 9	178	212	208	203	25	14%
10 to 14	128	131	147	141	13	10%
15 to 17	89	87	95	89	0	0%
18 to 19	62	47	51	43	-19	-31%
20 to 24	137	153	139	128	-9	-7%
25 to 29	367	389	316	298	-69	-19%
30 to 34	526	562	461	473	-53	-10%
35 to 39	433	531	480	433	0	0%
40 to 44	373	370	402	317	-56	-15%
45 to 49	306	278	300	243	-63	-21%
50 to 54	284	270	281	276	-8	-3%
55 to 59	225	257	219	260	35	16%
60 to 61	80	107	94	102	22	28%
62 to 64	97	133	122	136	39	40%
65 to 69	125	185	202	216	91	73%
70 to 74	86	152	212	190	104	121%
75 to 79	47	64	128	127	80	170%
80 to 84	63	73	150	194	131	208%
85 and over	58	69	112	172	114	197%
Median Age	37.7	38.0	40.5	41.4	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	2012 to 2050 Change* Percent
Total Population	3,878	4,339	4,370	4,285	407	10%
Hispanic	1,205	1,587	1,981	2,207	1,002	83%
Non-Hispanic	2,673	2,752	2,389	2,078	-595	-22%
White	2,292	2,330	1,942	1,627	-665	-29%
Black	103	110	85	61	-42	-41%
American Indian	18	15	9	6	-12	-67%
Asian	106	124	152	164	58	55%
Hawaiian / Pacific Islander	3	4	7	9	6	200%
Other	11	9	8	8	-3	-27%
Two or More Races	140	160	186	203	63	45%

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	435	595	702	702	267	61%
Civilian Jobs	435	595	702	702	267	61%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	233	233	233	233	0	0%
Developed Acres	230	230	230	231	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	116	114	113	113	-3	-3%
Multiple Family	10	12	13	13	3	27%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	-25%
Mixed Use	0	3	4	4	4	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	7	4	5	5	-2	-32%
Office	0	0	0	0	0	0%
Schools	4	4	4	4	0	0%
Roads and Freeways	78	78	78	78	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	13	13	13	13	0	0%
Vacant Developable Acres	3	2	2	2	-1	-30%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	2	2	2	-1	-30%
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	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density[3]	37.7	55.7	61.3	62.8	25.1	67%
Residential Density[4]	14.6	15.8	16.1	16.2	1.6	11%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 44　■ Region
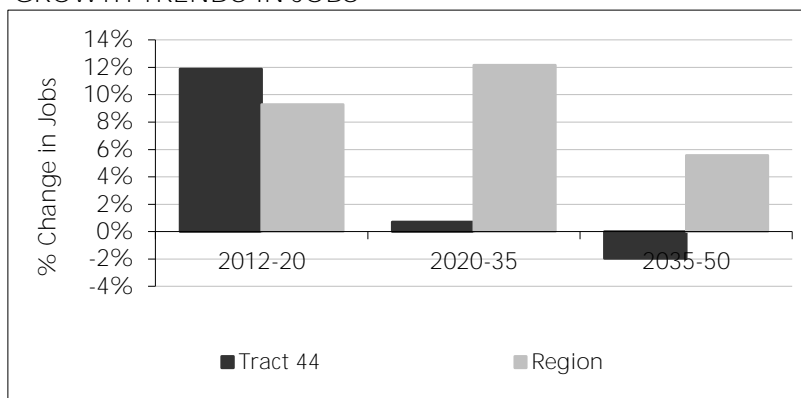
Notes:

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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