SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,593	4,771	5,592	7,010	2,417	53%
Household Population	4,578	4,767	5,563	6,962	2,384	52%
Group Quarters Population	15	4	29	48	33	220%
Civilian	15	4	29	48	33	220%
Military	0	0	0	0	0	0%
Total Housing Units	1,227	1,259	1,462	1,856	629	51%
Single Family	936	968	1,171	1,234	298	32%
Multiple Family	41	41	41	620	579	1412%
Mobile Homes	250	250	250	2	-248	-99%
Occupied Housing Units	1,207	1,234	1,435	1,816	609	50%
Single Family	918	944	1,146	1,202	284	31%
Multiple Family	39	40	40	612	573	1469%
Mobile Homes	250	250	249	2	-248	-99%
Vacancy Rate	1.6%	2.0%	1.8%	2.2%	0.6	38%
Single Family	1.9%	2.5%	2.1%	2.6%	0.7	37%
Multiple Family	4.9%	2.4%	2.4%	1.3%	-3.6	-73%
Mobile Homes	0.0%	0.0%	0.4%	0.0%	0.0	0%
Persons per Household	3.79	3.86	3.88	3.83	0.0	1%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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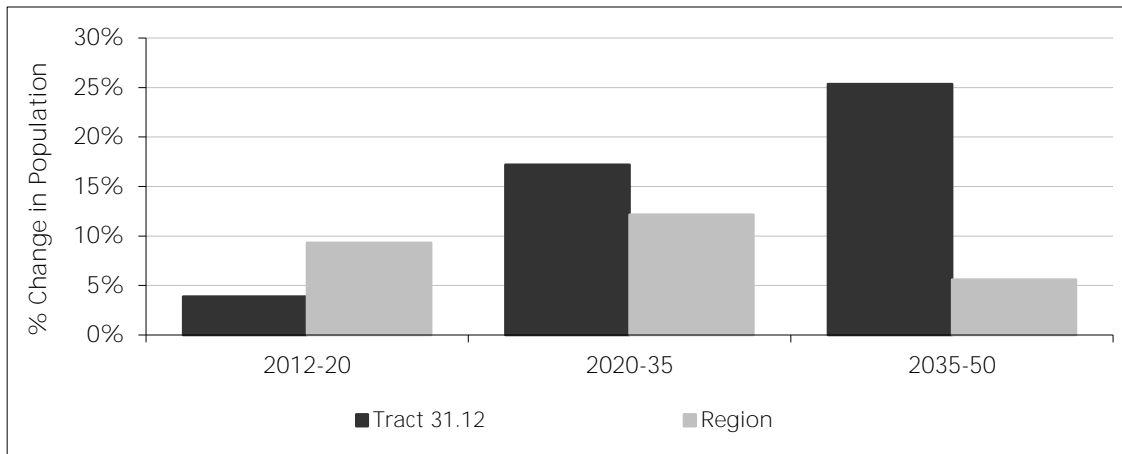
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,593	4,771	5,592	7,010	2,417	53%
Under 5	316	370	384	448	132	42%
5 to 9	297	302	351	418	121	41%
10 to 14	349	318	377	468	119	34%
15 to 17	310	257	289	366	56	18%
18 to 19	183	133	142	165	-18	-10%
20 to 24	377	368	351	428	51	14%
25 to 29	330	360	342	429	99	30%
30 to 34	243	247	283	348	105	43%
35 to 39	277	290	363	410	133	48%
40 to 44	301	268	378	414	113	38%
45 to 49	321	304	370	469	148	46%
50 to 54	329	314	349	454	125	38%
55 to 59	317	352	338	508	191	60%
60 to 61	94	124	135	198	104	111%
62 to 64	155	208	231	302	147	95%
65 to 69	152	237	318	407	255	168%
70 to 74	102	155	250	273	171	168%
75 to 79	57	68	147	190	133	233%
80 to 84	54	58	122	166	112	207%
85 and over	29	38	72	149	120	414%
Median Age	32.8	35.5	38.8	40.3	7.5	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,593	4,771	5,592	7,010	2,417	53%
Hispanic	2,002	2,243	2,865	3,918	1,916	96%
Non-Hispanic	2,591	2,528	2,727	3,092	501	19%
White	333	297	243	183	-150	-45%
Black	1,008	943	753	543	-465	-46%
American Indian	3	4	5	6	3	100%
Asian	1,022	1,048	1,414	1,915	893	87%
Hawaiian / Pacific Islander	73	74	84	115	42	58%
Other	4	4	4	4	0	0%
Two or More Races	148	158	224	326	178	120%

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	459	557	650	672	213	46%
Civilian Jobs	459	557	650	672	213	46%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	369	369	369	369	0	0%
Developed Acres	336	338	360	369	33	10%
Low Density Single Family	0	0	0	0	0	0%
Single Family	184	185	205	214	30	16%
Multiple Family	1	1	1	24	22	1531%
Mobile Homes	22	22	22	0	-22	-99%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	6	11	13	13	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	14	9	7	7	-7	-49%
Office	3	3	3	0	-3	-100%
Schools	30	30	30	30	-1	-3%
Roads and Freeways	73	73	73	73	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	-3%
Vacant Developable Acres	33	32	10	1	-33	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	32	31	10	1	-32	-98%
Multiple Family	0	0	0	0	0	0%
Mixed Use	1	1	0	0	-1	-100%
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]	9.7	12.4	14.4	15.4	5.8	59%
Residential Density[4]	5.9	6.0	6.3	7.6	1.7	29%

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 31.12 ■ Region
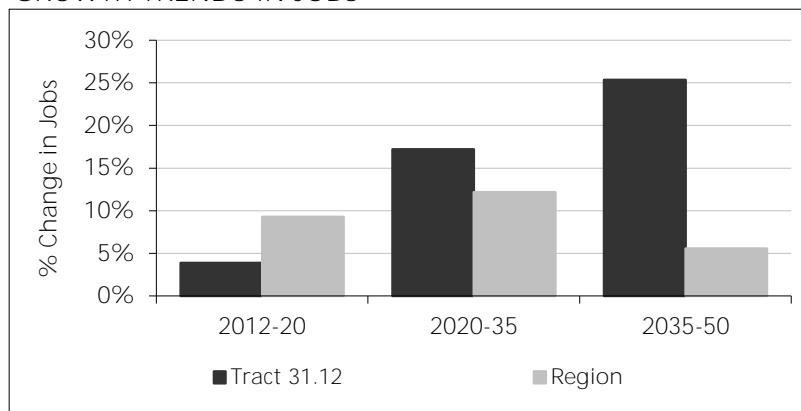
Notes:

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 residential acre (single family, multiple

Source: Series 13 Regional Growth Forecast
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