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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,476	4,716	5,747	6,831	2,355	53%
Household Population	4,467	4,713	5,740	6,821	2,354	53%
Group Quarters Population	9	3	7	10	1	11%
Civilian	9	3	7	10	1	11%
Military	0	0	0	0	0	0%
Total Housing Units	3,198	3,312	3,700	4,692	1,494	47%
Single Family	2,163	2,277	2,608	3,600	1,437	66%
Multiple Family	228	228	285	285	57	25%
Mobile Homes	807	807	807	807	0	0%
Occupied Housing Units	2,043	2,084	2,530	3,017	974	48%
Single Family	1,341	1,370	1,784	2,282	941	70%
Multiple Family	190	199	234	234	44	23%
Mobile Homes	512	515	512	501	-11	-2%
Vacancy Rate	36.1%	37.1%	31.6%	35.7%	-0.4	-1%
Single Family	38.0%	39.8%	31.6%	36.6%	-1.4	-4%
Multiple Family	16.7%	12.7%	17.9%	17.9%	1.2	7%
Mobile Homes	36.6%	36.2%	36.6%	37.9%	1.3	4%
Persons per Household	2.19	2.26	2.27	2.26	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	298	291	305	321	23	8%
$15,000-$29,999	328	336	373	398	70	21%
$30,000-$44,999	314	307	351	390	76	24%
$45,000-$59,999	288	278	324	360	72	25%
$60,000-$74,999	149	199	259	325	176	118%
$75,000-$99,999	227	234	298	371	144	63%
$100,000-$124,999	174	151	200	258	84	48%
$125,000-$149,999	87	97	134	178	91	105%
$150,000-$199,999	74	105	150	209	135	182%
$200,000 or more	104	86	136	207	103	99%
Total Households	2,043	2,084	2,530	3,017	974	48%
Median Household Income Adjusted for inflation ($2010)	$49,245	$50,827	$55,926	$61,823	$12,578	26%

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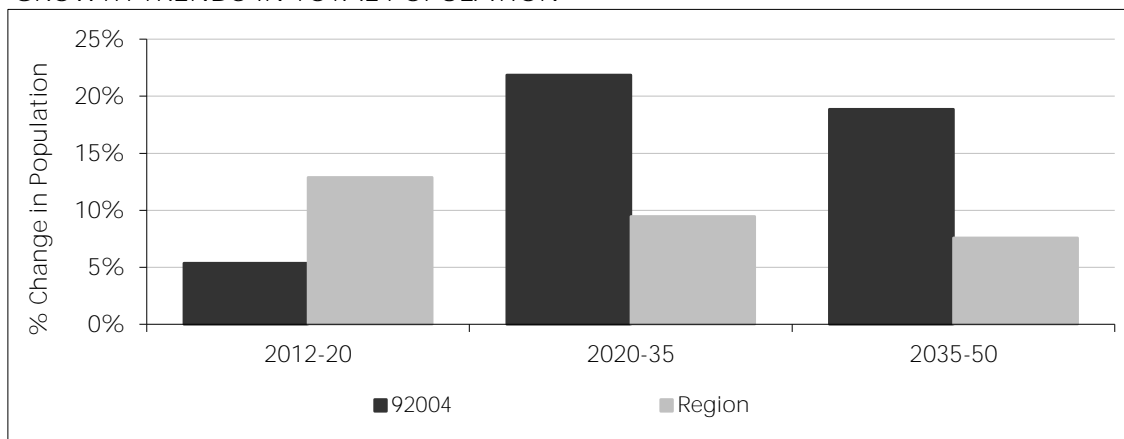
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,476	4,716	5,747	6,831	2,355	53%
Under 5	201	231	290	334	133	66%
5 to 9	246	249	312	378	132	54%
10 to 14	224	224	289	363	139	62%
15 to 17	149	133	171	210	61	41%
18 to 19	101	96	112	137	36	36%
20 to 24	189	211	221	277	88	47%
25 to 29	176	208	230	292	116	66%
30 to 34	128	151	193	220	92	72%
35 to 39	139	150	207	227	88	63%
40 to 44	174	144	237	261	87	50%
45 to 49	242	208	276	338	96	40%
50 to 54	291	259	303	378	87	30%
55 to 59	352	348	326	484	132	38%
60 to 61	163	186	128	162	-1	-1%
62 to 64	260	264	202	275	15	6%
65 to 69	403	484	468	560	157	39%
70 to 74	351	490	572	525	174	50%
75 to 79	288	325	557	468	180	63%
80 to 84	226	179	339	348	122	54%
85 and over	173	176	314	594	421	243%
Median Age	54.6	56.4	55.5	55.0	0.4	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,476	4,716	5,747	6,831	2,355	53%
Hispanic	1,784	2,104	3,120	4,306	2,522	141%
Non-Hispanic	2,692	2,612	2,627	2,525	-167	-6%
White	2,551	2,457	2,427	2,266	-285	-11%
Black	29	40	62	100	71	245%
American Indian	36	27	9	4	-32	-89%
Asian	23	34	57	65	42	183%
Hawaiian / Pacific Islander	4	4	7	8	4	100%
Other	3	2	2	3	0	0%
Two or More Races	46	48	63	79	33	72%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	999	1,158	1,376	1,837	838	84%
Civilian Jobs	999	1,158	1,376	1,837	838	84%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	444,554	444,554	444,554	444,554	0	0%
Developed Acres	11,411	13,183	14,759	19,286	7,874	69%
Low Density Single Family	3,126	4,024	5,369	9,272	6,147	197%
Single Family	344	424	650	1,280	936	272%
Multiple Family	5	5	8	8	3	66%
Mobile Homes	128	127	126	124	-4	-3%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	399	400	403	407	8	2%
Commercial/Services	1,344	2,137	2,148	2,165	821	61%
Office	0	0	1	2	2	--
Schools	44	44	44	44	0	0%
Roads and Freeways	1,739	1,739	1,739	1,739	0	0%
Agricultural and Extractive[2]	1,717	1,717	1,704	1,683	-33	-2%
Parks and Military Use	2,567	2,567	2,566	2,562	-5	0%
Vacant Developable Acres	61,705	59,933	58,358	53,831	-7,874	-13%
Low Density Single Family	57,098	56,199	54,854	50,951	-6,147	-11%
Single Family	2,998	2,918	2,703	2,094	-903	-30%
Multiple Family	26	26	23	23	-3	-12%
Mixed Use	0	0	0	0	0	0%
Industrial	121	119	116	112	-9	-7%
Commercial/Services	1,221	430	422	410	-811	-66%
Office	19	19	18	18	-1	-7%
Schools	0	0	0	0	0	0%
Parks and Other	179	179	179	179	0	0%
Future Roads and Freeways	42	42	42	42	0	0%
Constrained Acres	371,438	371,438	371,438	371,438	0	0%
Employment Density[3]	0.6	0.4	0.5	0.7	0.1	26%
Residential Density[4]	0.9	0.7	0.6	0.4	-0.4	-51%

GROWTH TRENDS IN JOBS
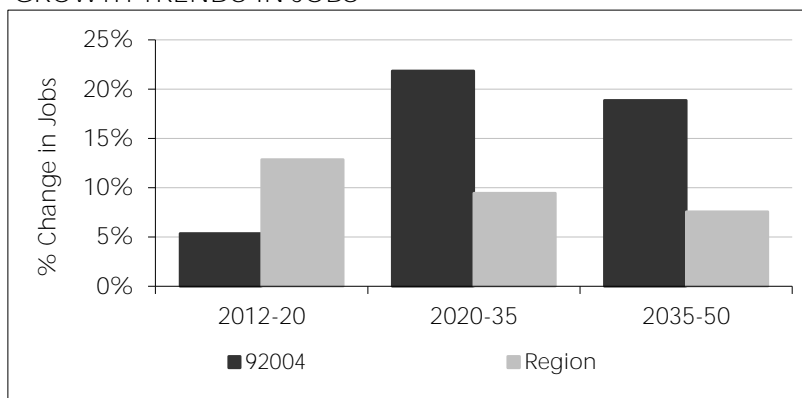
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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

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