SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,071	3,142	3,152	4,005	934	30%
Household Population	3,069	3,142	3,152	4,005	936	30%
Group Quarters Population	2	0	0	0	-2	-100%
Civilian	2	0	0	0	-2	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,676	1,679	1,679	2,204	528	32%
Single Family	1,042	1,045	1,045	999	-43	-4%
Multiple Family	634	634	634	1,205	571	90%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,593	1,569	1,563	2,043	450	28%
Single Family	983	976	981	933	-50	-5%
Multiple Family	610	593	582	1,110	500	82%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.0%	6.6%	6.9%	7.3%	2.3	46%
Single Family	5.7%	6.6%	6.1%	6.6%	0.9	16%
Multiple Family	3.8%	6.5%	8.2%	7.9%	4.1	108%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.93	2.00	2.02	1.96	0.0	2%

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	221	220	178	208	-13	-6%
$15,000-$29,999	193	246	240	281	88	46%
$30,000-$44,999	92	324	340	370	278	302%
$45,000-$59,999	152	238	186	237	85	56%
$60,000-$74,999	138	103	125	225	87	63%
$75,000-$99,999	195	196	220	300	105	54%
$100,000-$124,999	150	98	105	129	-21	-14%
$125,000-$149,999	139	113	69	115	-24	-17%
$150,000-$199,999	154	29	96	167	13	8%
$200,000 or more	159	2	4	11	-148	-93%
Total Households	1,593	1,569	1,563	2,043	450	28%
Median Household Income Adjusted for inflation ($2010)	$75,064	$44,745	$46,895	$55,285	($19,779)	-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.
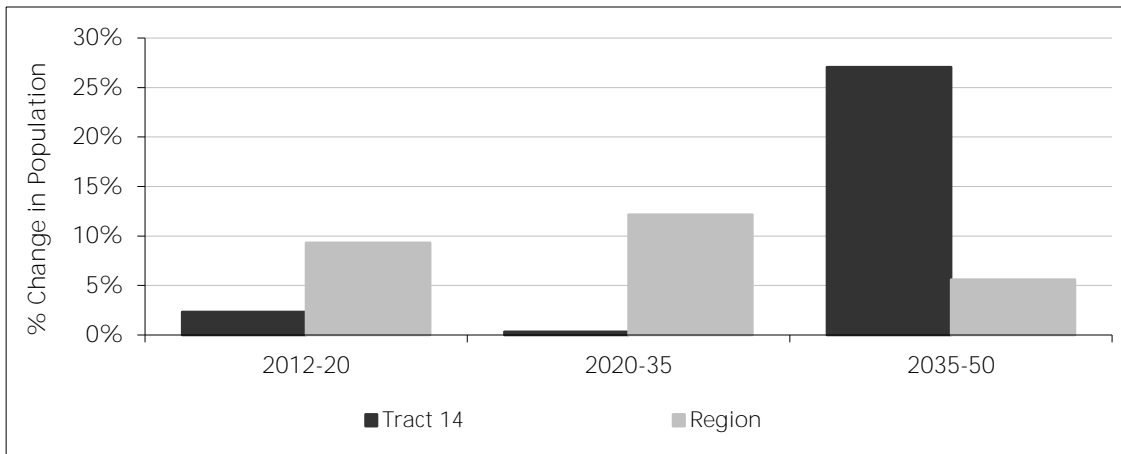
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,071	3,142	3,152	4,005	934	30%
Under 5	177	206	193	257	80	45%
5 to 9	112	123	126	175	63	56%
10 to 14	82	76	85	116	34	41%
15 to 17	44	37	43	55	11	25%
18 to 19	27	19	27	33	6	22%
20 to 24	111	103	106	122	11	10%
25 to 29	335	335	278	353	18	5%
30 to 34	495	490	417	570	75	15%
35 to 39	321	363	330	409	88	27%
40 to 44	284	260	295	302	18	6%
45 to 49	218	187	205	229	11	5%
50 to 54	225	181	192	217	-8	-4%
55 to 59	185	187	160	238	53	29%
60 to 61	65	77	65	91	26	40%
62 to 64	123	147	131	187	64	52%
65 to 69	108	151	165	227	119	110%
70 to 74	51	81	118	142	91	178%
75 to 79	41	53	95	100	59	144%
80 to 84	38	36	74	95	57	150%
85 and over	29	30	47	87	58	200%
Median Age	37.4	37.5	39.6	38.9	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,071	3,142	3,152	4,005	934	30%
Hispanic	740	903	1,143	1,673	933	126%
Non-Hispanic	2,331	2,239	2,009	2,332	1	0%
White	1,894	1,783	1,516	1,673	-221	-12%
Black	127	124	98	94	-33	-26%
American Indian	15	13	13	15	0	0%
Asian	180	196	241	346	166	92%
Hawaiian / Pacific Islander	7	9	12	17	10	143%
Other	6	6	6	8	2	33%
Two or More Races	102	108	123	179	77	75%

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	1,082	1,082	1,082	1,092	10	1%
Civilian Jobs	1,082	1,082	1,082	1,092	10	1%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	183	183	183	183	0	0%
Developed Acres	179	182	182	183	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	83	83	83	80	-2	-3%
Multiple Family	13	13	13	14	1	10%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	-52%
Mixed Use	0	2	2	12	12	--
Industrial	0	0	0	0	0	-76%
Commercial/Services	12	12	12	5	-7	-57%
Office	1	1	1	0	-1	-82%
Schools	4	4	4	4	0	0%
Roads and Freeways	67	67	67	67	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	1	1	1	0	-1	-90%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	-62%
Mixed Use	1	1	1	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]	64.1	60.4	60.4	70.7	6.5	10%
Residential Density[4]	17.5	17.3	17.3	21.9	4.4	25%

GROWTH TRENDS IN JOBS
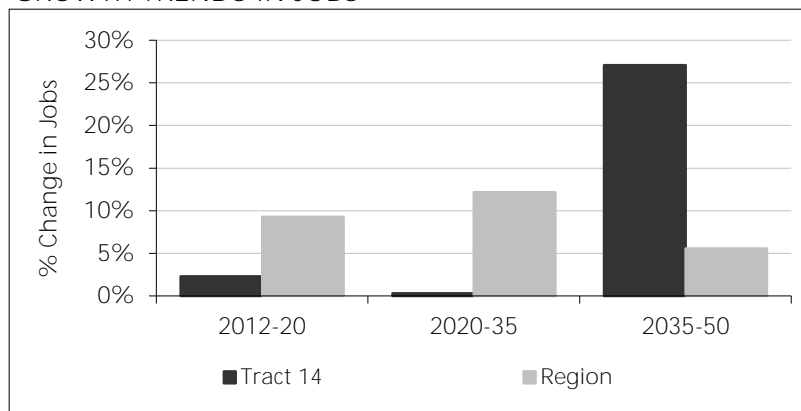
Notes:

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 residential acre (single family, multiple

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