SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,877	5,973	6,236	6,190	313	5%
Household Population	5,857	5,958	6,205	6,147	290	5%
Group Quarters Population	20	15	31	43	23	115%
Civilian	20	15	31	43	23	115%
Military	0	0	0	0	0	0%
Total Housing Units	2,231	2,231	2,300	2,301	70	3%
Single Family	2,009	2,009	2,077	2,077	68	3%
Multiple Family	222	222	223	224	2	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,184	2,186	2,272	2,264	80	4%
Single Family	1,964	1,965	2,049	2,043	79	4%
Multiple Family	220	221	223	221	1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.1%	2.0%	1.2%	1.6%	-0.5	-24%
Single Family	2.2%	2.2%	1.3%	1.6%	-0.6	-27%
Multiple Family	0.9%	0.5%	0.0%	1.3%	0.4	44%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.68	2.73	2.73	2.72	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	52	72	69	50	-2	-4%
$15,000-$29,999	198	122	101	91	-107	-54%
$30,000-$44,999	186	219	197	140	-46	-25%
$45,000-$59,999	172	226	222	186	14	8%
$60,000-$74,999	204	279	191	210	6	3%
$75,000-$99,999	266	313	374	357	91	34%
$100,000-$124,999	300	279	318	304	4	1%
$125,000-$149,999	166	220	191	223	57	34%
$150,000-$199,999	302	220	289	312	10	3%
$200,000 or more	338	236	320	391	53	16%
Total Households	2,184	2,186	2,272	2,264	80	4%

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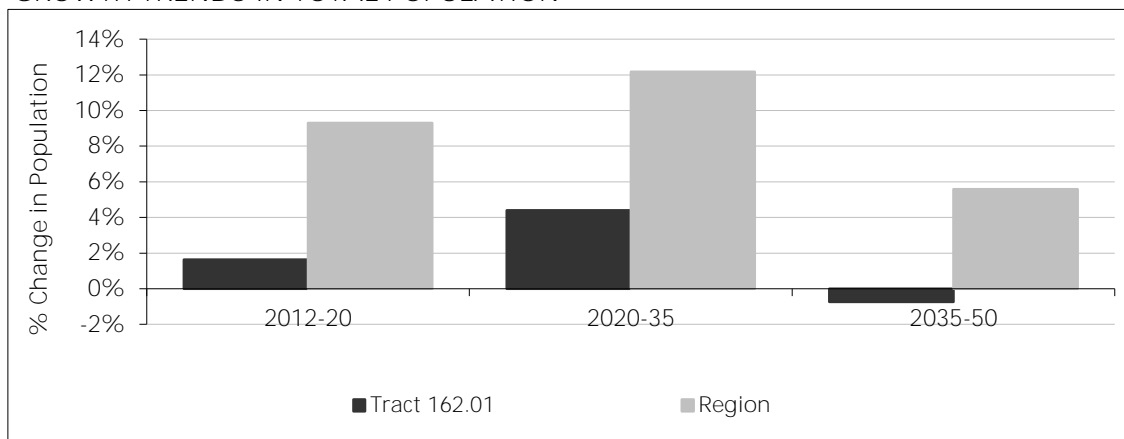
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,877	5,973	6,236	6,190	313	5%
Under 5	248	285	250	274	26	10%
5 to 9	331	357	334	357	26	8%
10 to 14	319	295	321	319	0	0%
15 to 17	231	188	226	210	-21	-9%
18 to 19	166	106	122	93	-73	-44%
20 to 24	355	311	314	274	-81	-23%
25 to 29	319	308	262	278	-41	-13%
30 to 34	260	255	209	243	-17	-7%
35 to 39	310	359	347	384	74	24%
40 to 44	356	331	389	356	0	0%
45 to 49	381	317	356	324	-57	-15%
50 to 54	481	393	429	414	-67	-14%
55 to 59	477	462	378	426	-51	-11%
60 to 61	178	199	143	155	-23	-13%
62 to 64	278	314	243	272	-6	-2%
65 to 69	385	499	451	494	109	28%
70 to 74	244	383	436	371	127	52%
75 to 79	242	305	486	347	105	43%
80 to 84	185	174	330	283	98	53%
85 and over	131	132	210	316	185	141%
Median Age	45.6	48.0	49.8	49.7	4.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,877	5,973	6,236	6,190	313	5%
Hispanic	797	1,003	1,486	1,980	1,183	148%
Non-Hispanic	5,080	4,970	4,750	4,210	-870	-17%
White	4,532	4,330	3,776	2,939	-1,593	-35%
Black	94	112	154	196	102	109%
American Indian	12	10	10	10	-2	-17%
Asian	214	263	460	626	412	193%
Hawaiian / Pacific Islander	40	50	76	109	69	173%
Other	18	17	18	19	1	6%
Two or More Races	170	188	256	311	141	83%

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	2,036	2,039	2,130	2,130	94	5%
Civilian Jobs	2,036	2,039	2,130	2,130	94	5%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,220	1,220	1,220	1,220	0	0%
Developed Acres	995	995	1,012	1,012	17	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	594	594	603	603	9	2%
Multiple Family	9	9	9	9	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	72	72	72	72	0	0%
Commercial/Services	29	29	29	29	0	1%
Office	1	1	1	1	0	0%
Schools	32	32	32	32	0	0%
Roads and Freeways	253	253	253	253	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	6	6	14	14	8	143%
Vacant Developable Acres	18	18	1	1	-17	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	8	8	1	1	-8	-94%
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	9	9	0	0	-9	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	207	207	207	207	0	0%
Employment Density[3]	15.2	15.2	15.9	15.9	0.7	4%
Residential Density[4]	3.7	3.7	3.8	3.8	0.1	2%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 162.01   ■ Region
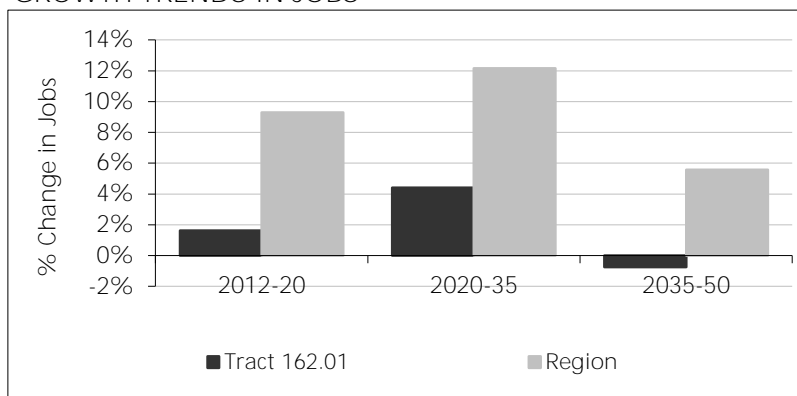
Notes:

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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