POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,770	4,867	4,877	4,901	131	3%
Household Population	4,711	4,818	4,812	4,821	110	2%
Group Quarters Population	59	49	65	80	21	36%
Civilian	59	49	65	80	21	36%
Military	0	0	0	0	0	0%
Total Housing Units	2,508	2,510	2,518	2,526	18	1%
Single Family	688	690	690	690	2	0%
Multiple Family	1,820	1,820	1,828	1,836	16	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,420	2,413	2,404	2,398	-22	-1%
Single Family	696	692	688	686	-10	-1%
Multiple Family	1,724	1,721	1,716	1,712	-12	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	3.9%	4.5%	5.1%	1.6	46%
Single Family	-1.2%	-0.3%	0.3%	0.6%	1.8	-150%
Multiple Family	5.3%	5.4%	6.1%	6.8%	1.5	28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.95	2.00	2.00	2.01	0.1	3%

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.
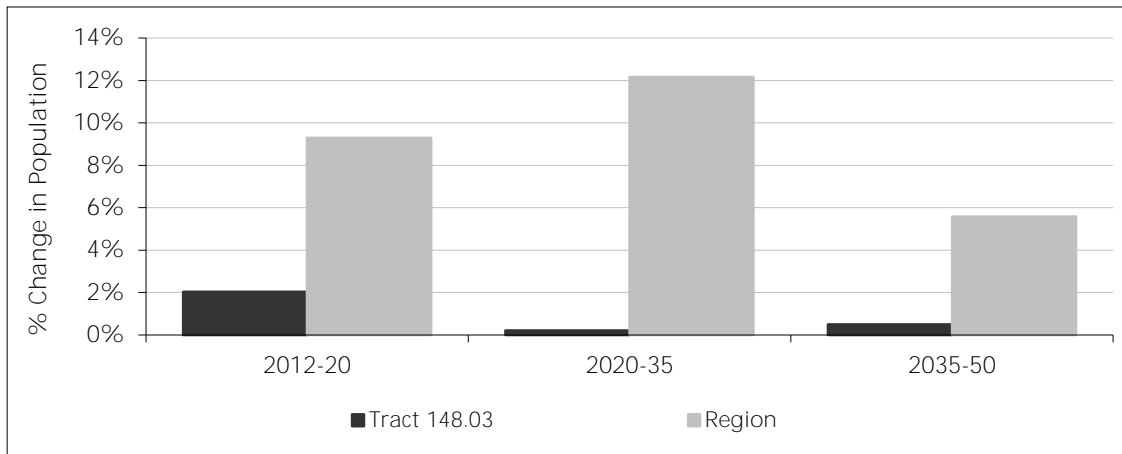
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,770	4,867	4,877	4,901	131	3%
Under 5	331	379	330	352	21	6%
5 to 9	197	213	203	216	19	10%
10 to 14	173	161	158	156	-17	-10%
15 to 17	121	98	104	97	-24	-20%
18 to 19	69	46	48	40	-29	-42%
20 to 24	427	385	355	322	-105	-25%
25 to 29	581	587	484	507	-74	-13%
30 to 34	407	413	381	411	4	1%
35 to 39	304	343	318	312	8	3%
40 to 44	265	241	247	209	-56	-21%
45 to 49	240	202	214	192	-48	-20%
50 to 54	291	244	254	240	-51	-18%
55 to 59	235	236	184	211	-24	-10%
60 to 61	86	101	68	73	-13	-15%
62 to 64	113	133	100	103	-10	-9%
65 to 69	172	241	223	249	77	45%
70 to 74	117	185	202	166	49	42%
75 to 79	135	172	264	191	56	41%
80 to 84	146	138	251	224	78	53%
85 and over	360	349	489	630	270	75%
Median Age	36.3	37.2	41.2	40.9	4.6	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,770	4,867	4,877	4,901	131	3%
Hispanic	841	990	1,179	1,373	532	63%
Non-Hispanic	3,929	3,877	3,698	3,528	-401	-10%
White	3,037	2,885	2,471	2,081	-956	-31%
Black	279	313	350	402	123	44%
American Indian	14	13	13	13	-1	-7%
Asian	356	403	552	675	319	90%
Hawaiian / Pacific Islander	21	24	30	38	17	81%
Other	20	19	19	19	-1	-5%
Two or More Races	202	220	263	300	98	49%

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	3,698	3,750	4,014	4,167	469	13%
Civilian Jobs	3,698	3,750	4,014	4,167	469	13%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	446	446	446	446	0	0%
Developed Acres	440	442	444	445	5	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	131	131	131	131	0	0%
Multiple Family	66	66	66	66	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	38	35	37	38	0	1%
Commercial/Services	88	88	88	88	0	0%
Office	5	5	5	6	0	9%
Schools	14	14	14	14	0	0%
Roads and Freeways	85	89	89	89	4	5%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	6	4	2	1	-5	-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	0%
Mixed Use	0	0	0	0	0	0%
Industrial	5	3	2	0	-4	-91%
Commercial/Services	0	0	0	0	0	-100%
Office	1	0	0	0	0	-84%
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]	25.6	26.3	27.8	28.6	3.0	12%
Residential Density[4]	12.5	12.5	12.6	12.6	0.1	1%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs

Period	Tract 148.03	Region
2012-20	2%	9%
2020-35	0%	12%
2035-50	0.5%	6%
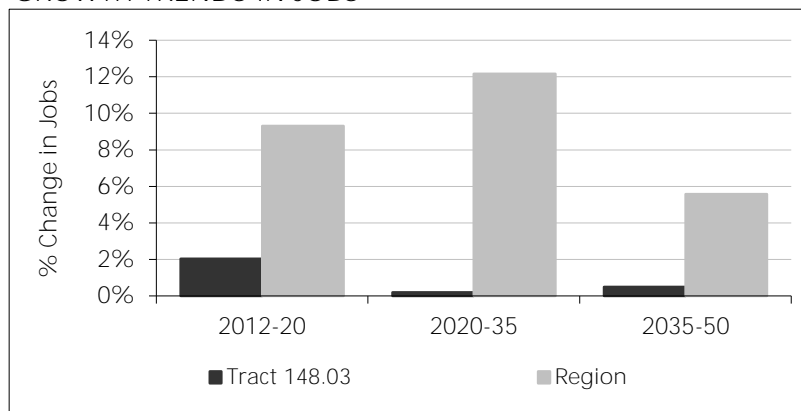
Notes:

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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