POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,158	9,967	10,410	10,350	1,192	13%
Household Population	9,132	9,961	10,387	10,312	1,180	13%
Group Quarters Population	26	6	23	38	12	46%
Civilian	26	6	23	38	12	46%
Military	0	0	0	0	0	0%
Total Housing Units	3,578	3,853	3,974	3,974	396	11%
Single Family	2,470	2,730	2,851	2,851	381	15%
Multiple Family	997	1,011	1,011	1,011	14	1%
Mobile Homes	111	112	112	112	1	1%
Occupied Housing Units	3,413	3,661	3,819	3,803	390	11%
Single Family	2,345	2,565	2,722	2,712	367	16%
Multiple Family	984	998	999	994	10	1%
Mobile Homes	84	98	98	97	13	15%
Vacancy Rate	4.6%	5.0%	3.9%	4.3%	-0.3	-7%
Single Family	5.1%	6.0%	4.5%	4.9%	-0.2	-4%
Multiple Family	1.3%	1.3%	1.2%	1.7%	0.4	31%
Mobile Homes	24.3%	12.5%	12.5%	13.4%	-10.9	-45%
Persons per Household	2.68	2.72	2.72	2.71	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.
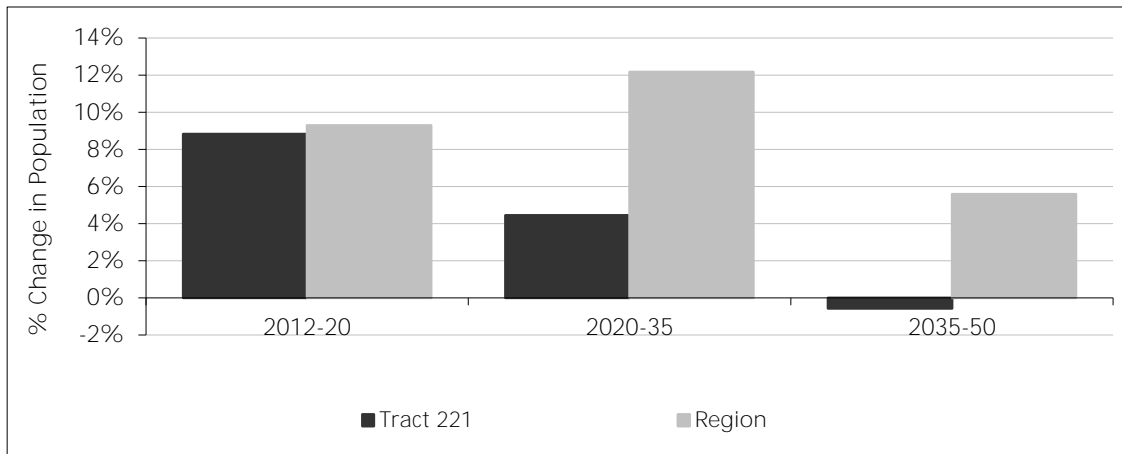
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,158	9,967	10,410	10,350	1,192	13%
Under 5	558	695	604	683	125	22%
5 to 9	675	794	736	806	131	19%
10 to 14	889	887	940	914	25	3%
15 to 17	509	443	511	447	-62	-12%
18 to 19	283	202	235	181	-102	-36%
20 to 24	410	396	398	330	-80	-20%
25 to 29	509	548	457	486	-23	-5%
30 to 34	444	489	414	478	34	8%
35 to 39	504	622	552	588	84	17%
40 to 44	756	754	823	694	-62	-8%
45 to 49	819	755	859	709	-110	-13%
50 to 54	743	671	748	645	-98	-13%
55 to 59	567	615	525	579	12	2%
60 to 61	201	257	196	228	27	13%
62 to 64	258	329	269	318	60	23%
65 to 69	355	531	516	585	230	65%
70 to 74	194	343	423	367	173	89%
75 to 79	223	317	600	509	286	128%
80 to 84	134	145	305	292	158	118%
85 and over	127	174	299	511	384	302%
Median Age	38.0	39.3	42.2	41.9	3.9	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,158	9,967	10,410	10,350	1,192	13%
Hispanic	1,687	2,037	2,262	2,393	706	42%
Non-Hispanic	7,471	7,930	8,148	7,957	486	7%
White	5,976	6,283	6,206	5,928	-48	-1%
Black	196	203	167	122	-74	-38%
American Indian	25	20	12	9	-16	-64%
Asian	895	1,008	1,286	1,389	494	55%
Hawaiian / Pacific Islander	21	24	27	30	9	43%
Other	17	13	8	8	-9	-53%
Two or More Races	341	379	442	471	130	38%

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	31,116	36,017	39,391	39,402	8,286	27%
Civilian Jobs	31,116	36,017	39,391	39,402	8,286	27%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,645	4,645	4,645	4,645	0	0%
Developed Acres	2,806	2,942	3,024	3,025	218	8%
Low Density Single Family	3	9	9	9	6	191%
Single Family	389	439	488	488	99	25%
Multiple Family	65	66	66	66	1	2%
Mobile Homes	15	15	15	15	0	1%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	938	972	1,005	1,006	68	7%
Commercial/Services	414	478	507	507	93	22%
Office	212	225	234	234	21	10%
Schools	41	41	41	41	0	0%
Roads and Freeways	515	515	515	515	0	0%
Agricultural and Extractive[2]	124	91	54	54	-70	-57%
Parks and Military Use	90	90	90	90	0	0%
Vacant Developable Acres	219	84	2	1	-218	-100%
Low Density Single Family	6	0	0	0	-6	-100%
Single Family	91	46	0	0	-91	-100%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	68	34	1	0	-68	-100%
Commercial/Services	38	2	0	0	-38	-100%
Office	14	1	0	0	-14	-100%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,619	1,619	1,619	1,619	0	0%
Employment Density[3]	19.4	21.0	22.1	22.1	2.7	14%
Residential Density[4]	7.6	7.3	6.9	6.9	-0.7	-9%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 221   ■ Region
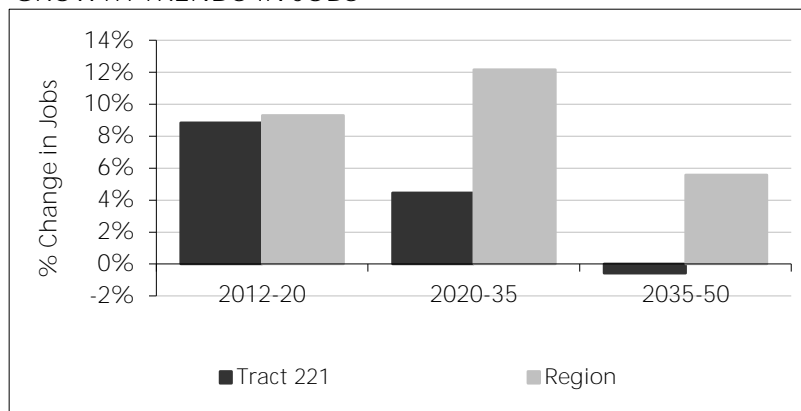
Notes:

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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