POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,416	3,421	3,445	3,873	457	13%
Household Population	3,416	3,421	3,445	3,873	457	13%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,520	1,528	1,528	1,727	207	14%
Single Family	1,178	1,178	1,178	1,177	-1	0%
Multiple Family	342	350	350	550	208	61%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,421	1,379	1,325	1,476	55	4%
Single Family	1,107	1,096	1,113	1,087	-20	-2%
Multiple Family	314	283	212	389	75	24%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.5%	9.8%	13.3%	14.5%	8.0	123%
Single Family	6.0%	7.0%	5.5%	7.6%	1.6	27%
Multiple Family	8.2%	19.1%	39.4%	29.3%	21.1	257%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.40	2.48	2.60	2.62	0.2	9%

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.
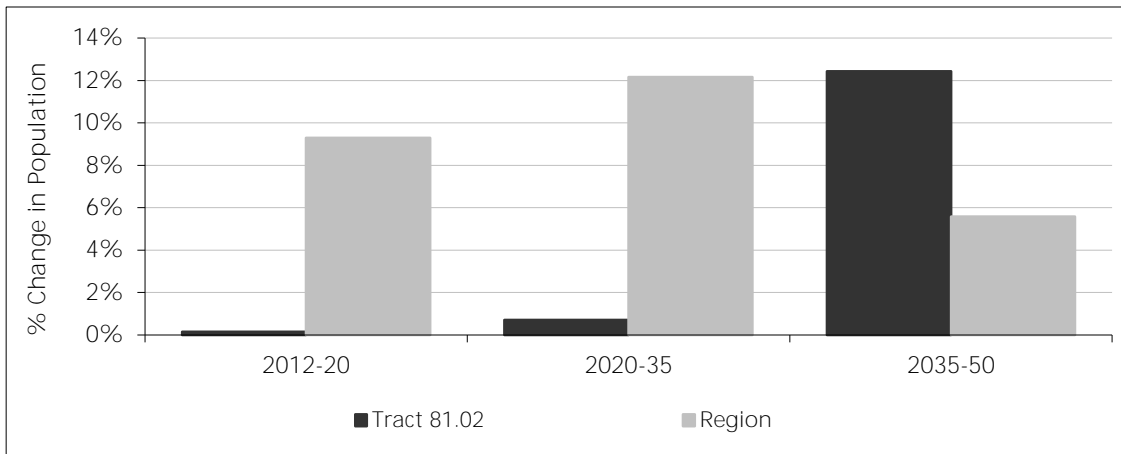
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,416	3,421	3,445	3,873	457	13%
Under 5	159	178	154	208	49	31%
5 to 9	204	225	192	260	56	27%
10 to 14	246	230	245	269	23	9%
15 to 17	172	138	168	159	-13	-8%
18 to 19	104	65	76	58	-46	-44%
20 to 24	99	88	89	77	-22	-22%
25 to 29	171	160	125	157	-14	-8%
30 to 34	164	165	125	172	8	5%
35 to 39	201	237	199	256	55	27%
40 to 44	227	211	225	218	-9	-4%
45 to 49	307	251	278	247	-60	-20%
50 to 54	298	231	250	233	-65	-22%
55 to 59	244	234	182	218	-26	-11%
60 to 61	86	100	66	84	-2	-2%
62 to 64	139	160	114	150	11	8%
65 to 69	186	245	205	256	70	38%
70 to 74	105	175	204	198	93	89%
75 to 79	103	135	221	183	80	78%
80 to 84	80	78	158	180	100	125%
85 and over	121	115	169	290	169	140%
Median Age	44.1	45.3	47.2	47.1	3.0	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,416	3,421	3,445	3,873	457	13%
Hispanic	247	283	326	405	158	64%
Non-Hispanic	3,169	3,138	3,119	3,468	299	9%
White	2,919	2,859	2,754	2,990	71	2%
Black	13	14	17	22	9	69%
American Indian	10	12	15	17	7	70%
Asian	102	113	156	212	110	108%
Hawaiian / Pacific Islander	8	12	20	28	20	250%
Other	4	4	4	4	0	0%
Two or More Races	113	124	153	195	82	73%

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	629	730	730	730	101	16%
Civilian Jobs	629	730	730	730	101	16%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	340	340	340	340	0	0%
Developed Acres	338	338	338	338	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	211	211	211	210	0	0%
Multiple Family	7	7	7	7	0	6%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	4	4	6	6	--
Industrial	0	0	0	0	0	0%
Commercial/Services	10	7	7	5	-6	-55%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	99	99	99	99	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	0	-1%
Vacant Developable Acres	2	1	1	1	-1	-45%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	0%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	1	0	0	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	1	1	1	1	0	0%
Employment Density[3]	60.7	79.2	79.2	93.0	32.4	53%
Residential Density[4]	7.0	7.0	7.0	7.8	0.8	12%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs, comparing Tract 81.02 and Region for periods 2012-20, 2020-35, and 2035-50.
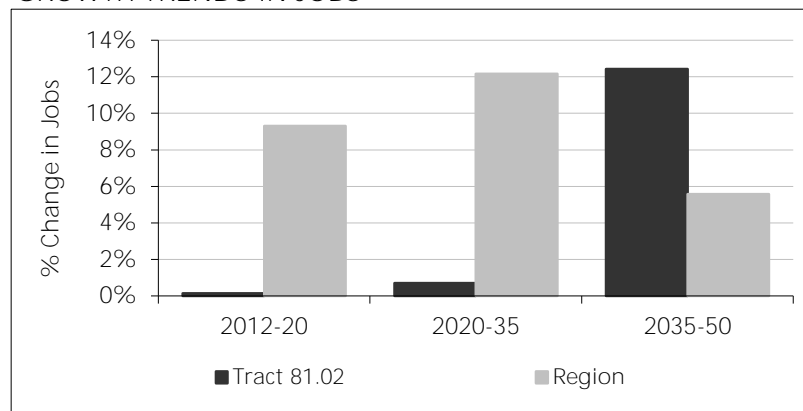
Notes:

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
SANDAG
www.sandag.org

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