POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	29,241	29,679	29,895	30,123	882	3%
Household Population	28,759	29,204	29,405	29,624	865	3%
Group Quarters Population	482	475	490	499	17	4%
Civilian	482	475	490	499	17	4%
Military	0	0	0	0	0	0%
Total Housing Units	8,658	8,658	8,659	8,831	173	2%
Single Family	5,025	5,025	5,025	5,025	0	0%
Multiple Family	3,633	3,633	3,634	3,806	173	5%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	8,469	8,444	8,525	8,618	149	2%
Single Family	4,961	4,947	4,961	4,941	-20	0%
Multiple Family	3,508	3,497	3,564	3,677	169	5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.5%	1.5%	2.4%	0.2	9%
Single Family	1.3%	1.6%	1.3%	1.7%	0.4	31%
Multiple Family	3.4%	3.7%	1.9%	3.4%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.40	3.46	3.45	3.44	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	444	302	235	200	-244	-55%
$15,000-$29,999	210	584	480	398	188	90%
$30,000-$44,999	444	793	690	630	186	42%
$45,000-$59,999	965	969	816	700	-265	-27%
$60,000-$74,999	1,313	756	876	846	-467	-36%
$75,000-$99,999	1,329	1,296	1,167	1,078	-251	-19%
$100,000-$124,999	847	1,153	1,153	1,164	317	37%
$125,000-$149,999	1,143	732	929	980	-163	-14%
$150,000-$199,999	1,035	1,023	1,119	1,217	182	18%
$200,000 or more	739	836	1,060	1,405	666	90%
Total Households	8,469	8,444	8,525	8,618	149	2%
Median Household Income Adjusted for inflation ($2010)	$91,149	$90,779	$99,968	$109,815	$18,666	20%

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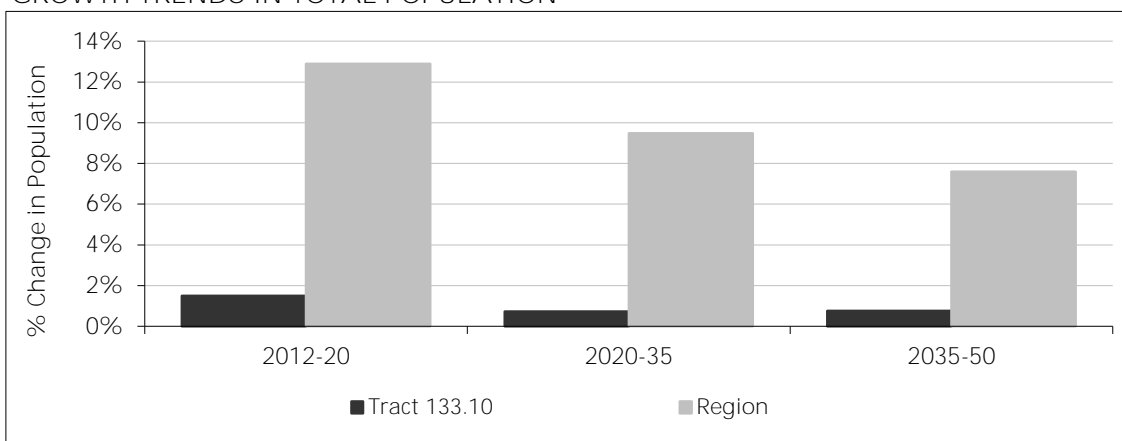
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	29,241	29,679	29,895	30,123	882	3%
Under 5	2,067	2,283	1,883	1,762	-305	-15%
5 to 9	2,543	2,564	2,388	2,284	-259	-10%
10 to 14	2,784	2,536	2,526	2,512	-272	-10%
15 to 17	1,771	1,509	1,503	1,498	-273	-15%
18 to 19	1,104	813	781	784	-320	-29%
20 to 24	1,901	1,845	1,652	1,686	-215	-11%
25 to 29	1,757	1,893	1,540	1,521	-236	-13%
30 to 34	2,149	2,019	1,798	1,699	-450	-21%
35 to 39	2,476	2,459	2,358	2,080	-396	-16%
40 to 44	2,709	2,431	2,795	2,426	-283	-10%
45 to 49	2,355	2,273	2,322	2,322	-33	-1%
50 to 54	1,859	1,960	2,008	2,203	344	19%
55 to 59	1,206	1,435	1,361	1,689	483	40%
60 to 61	403	555	562	636	233	58%
62 to 64	491	677	719	797	306	62%
65 to 69	554	880	1,060	1,171	617	111%
70 to 74	392	649	1,025	1,076	684	174%
75 to 79	287	376	717	764	477	166%
80 to 84	252	290	549	682	430	171%
85 and over	181	232	348	531	350	193%
Median Age	31.6	33.5	36.9	38.2	6.6	21%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	29,241	29,679	29,895	30,123	882	3%
Hispanic	13,160	14,565	15,439	16,493	3,333	25%
Non-Hispanic	16,081	15,114	14,456	13,630	-2,451	-15%
White	4,851	4,297	2,609	1,065	-3,786	-78%
Black	1,530	1,580	1,717	1,899	369	24%
American Indian	50	75	117	119	69	138%
Asian	8,364	7,747	8,159	8,308	-56	-1%
Hawaiian / Pacific Islander	168	219	339	446	278	165%
Other	63	103	161	178	115	183%
Two or More Races	1,055	1,093	1,354	1,615	560	53%

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	4,768	4,991	5,071	5,095	327	7%
Civilian Jobs	4,768	4,991	5,071	5,095	327	7%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,126	2,126	2,126	2,126	0	0%
Developed Acres	1,831	1,832	1,836	1,840	9	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	715	715	715	715	0	0%
Multiple Family	160	160	160	160	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	30	30	30	30	0	0%
Mixed Use	0	5	5	5	5	--
Industrial	84	84	84	84	0	0%
Commercial/Services	105	101	104	109	4	4%
Office	11	11	11	11	0	0%
Schools	20	20	20	20	0	0%
Roads and Freeways	508	508	508	508	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	198	198	198	198	0	0%
Vacant Developable Acres	10	9	6	1	-9	-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	0	0	0	0	0	0%
Commercial/Services	9	8	5	0	-9	-100%
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	1	1	1	1	0	0%
Constrained Acres	285	285	285	285	0	0%
Employment Density[3]	21.8	22.9	22.9	22.6	0.8	4%
Residential Density[4]	9.6	9.5	9.5	9.7	0.2	2%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 133.10   ▨ Region
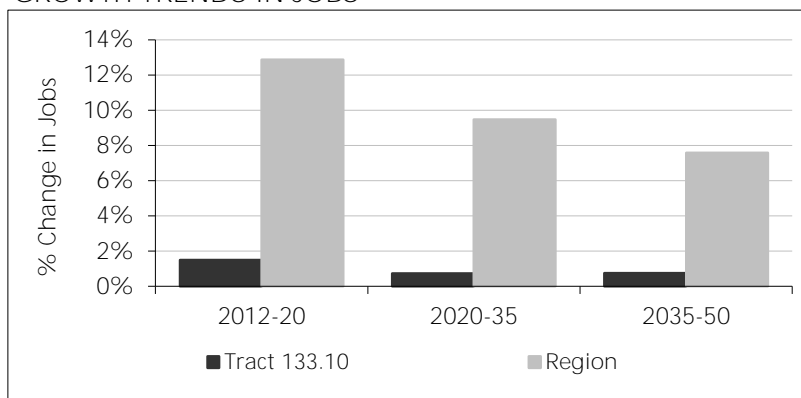
Notes:

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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