POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,822	2,854	3,408	3,387	565	20%
Household Population	2,787	2,832	3,368	3,335	548	20%
Group Quarters Population	35	22	40	52	17	49%
Civilian	35	22	40	52	17	49%
Military	0	0	0	0	0	0%
Total Housing Units	915	915	1,083	1,084	169	18%
Single Family	914	914	1,082	1,083	169	18%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	896	893	1,071	1,067	171	19%
Single Family	896	893	1,070	1,067	171	19%
Multiple Family	0	0	1	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.1%	2.4%	1.1%	1.6%	-0.5	-24%
Single Family	2.0%	2.3%	1.1%	1.5%	-0.5	-25%
Multiple Family	100.0%	100.0%	0.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.11	3.17	3.14	3.13	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	10	76	69	57	47	470%
$15,000-$29,999	20	120	101	89	69	345%
$30,000-$44,999	59	100	136	101	42	71%
$45,000-$59,999	84	152	135	113	29	35%
$60,000-$74,999	170	103	133	155	-15	-9%
$75,000-$99,999	131	109	156	163	32	24%
$100,000-$124,999	88	91	133	110	22	25%
$125,000-$149,999	78	55	65	101	23	29%
$150,000-$199,999	111	80	98	98	-13	-12%
$200,000 or more	145	7	45	80	-65	-45%
Total Households	896	893	1,071	1,067	171	19%
Median Household Income Adjusted for inflation ($2010)	$95,038	$59,852	$70,658	$77,837	($17,201)	-18%

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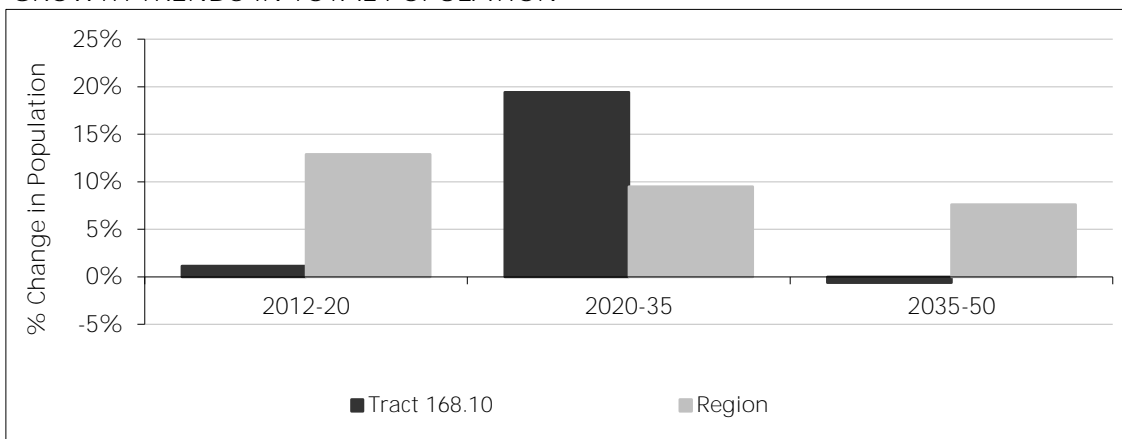
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,822	2,854	3,408	3,387	565	20%
Under 5	132	161	171	206	74	56%
5 to 9	165	184	195	221	56	34%
10 to 14	204	193	238	236	32	16%
15 to 17	155	126	174	146	-9	-6%
18 to 19	102	65	86	53	-49	-48%
20 to 24	170	155	176	145	-25	-15%
25 to 29	141	140	139	148	7	5%
30 to 34	117	120	121	143	26	22%
35 to 39	145	169	159	176	31	21%
40 to 44	193	185	239	215	22	11%
45 to 49	255	212	273	210	-45	-18%
50 to 54	295	240	301	256	-39	-13%
55 to 59	223	227	218	246	23	10%
60 to 61	81	100	88	100	19	23%
62 to 64	114	139	140	168	54	47%
65 to 69	104	145	153	174	70	67%
70 to 74	72	120	172	155	83	115%
75 to 79	54	73	149	119	65	120%
80 to 84	49	47	115	111	62	127%
85 and over	51	53	101	159	108	212%
Median Age	42.1	43.1	45.1	45.1	3.0	7%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,822	2,854	3,408	3,387	565	20%
Hispanic	391	462	676	782	391	100%
Non-Hispanic	2,431	2,392	2,732	2,605	174	7%
White	2,264	2,210	2,438	2,256	-8	0%
Black	14	15	24	29	15	107%
American Indian	19	13	7	5	-14	-74%
Asian	52	63	124	160	108	208%
Hawaiian / Pacific Islander	11	13	22	27	16	145%
Other	3	5	9	9	6	200%
Two or More Races	68	73	108	119	51	75%

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	133	133	134	134	1	1%
Civilian Jobs	133	133	134	134	1	1%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	575	575	575	575	0	0%
Developed Acres	449	449	497	503	54	12%
Low Density Single Family	22	22	22	28	6	29%
Single Family	277	277	323	323	46	17%
Multiple Family	0	0	0	0	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	13	13	13	13	0	0%
Commercial/Services	9	9	11	11	3	34%
Office	0	0	0	0	0	0%
Schools	21	21	21	21	0	0%
Roads and Freeways	61	61	61	61	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	47	47	46	46	-1	-2%
Vacant Developable Acres	54	54	6	0	-54	-100%
Low Density Single Family	6	6	6	0	-6	-100%
Single Family	45	45	0	0	-45	-100%
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	3	3	0	0	-3	-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	0	0	0	0	0	0%
Constrained Acres	72	72	72	72	0	0%
Employment Density[3]	3.1	3.1	3.0	3.0	-0.2	-6%
Residential Density[4]	3.1	3.1	3.1	3.1	0.0	1%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 168.10　■ Region
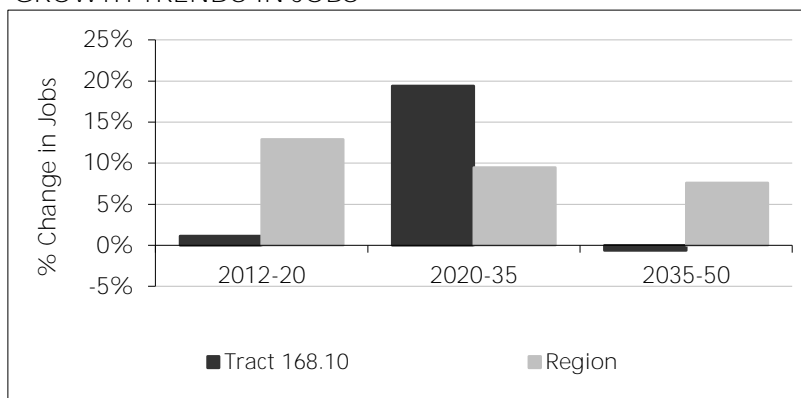
Notes:

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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