POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,190	5,221	6,591	6,544	1,354	26%
Household Population	5,178	5,212	6,578	6,528	1,350	26%
Group Quarters Population	12	9	13	16	4	33%
Civilian	12	9	13	16	4	33%
Military	0	0	0	0	0	0%
Total Housing Units	1,198	1,205	1,551	1,607	409	34%
Single Family	961	968	842	819	-142	-15%
Multiple Family	237	237	709	788	551	232%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,194	1,199	1,507	1,515	321	27%
Single Family	961	966	829	787	-174	-18%
Multiple Family	233	233	678	728	495	212%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.3%	0.5%	2.8%	5.7%	5.4	1800%
Single Family	0.0%	0.2%	1.5%	3.9%	3.9	0%
Multiple Family	1.7%	1.7%	4.4%	7.6%	5.9	347%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.34	4.35	4.36	4.31	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	263	171	169	146	-117	-44%
$15,000-$29,999	324	311	333	313	-11	-3%
$30,000-$44,999	279	252	338	301	22	8%
$45,000-$59,999	88	190	236	271	183	208%
$60,000-$74,999	76	104	173	158	82	108%
$75,000-$99,999	97	80	115	157	60	62%
$100,000-$124,999	34	70	98	84	50	147%
$125,000-$149,999	15	15	34	58	43	287%
$150,000-$199,999	10	2	5	18	8	80%
$200,000 or more	8	4	6	9	1	13%
Total Households	1,194	1,199	1,507	1,515	321	27%
Median Household Income Adjusted for inflation ($2010)	$30,538	$36,994	$41,161	$44,875	$14,337	47%

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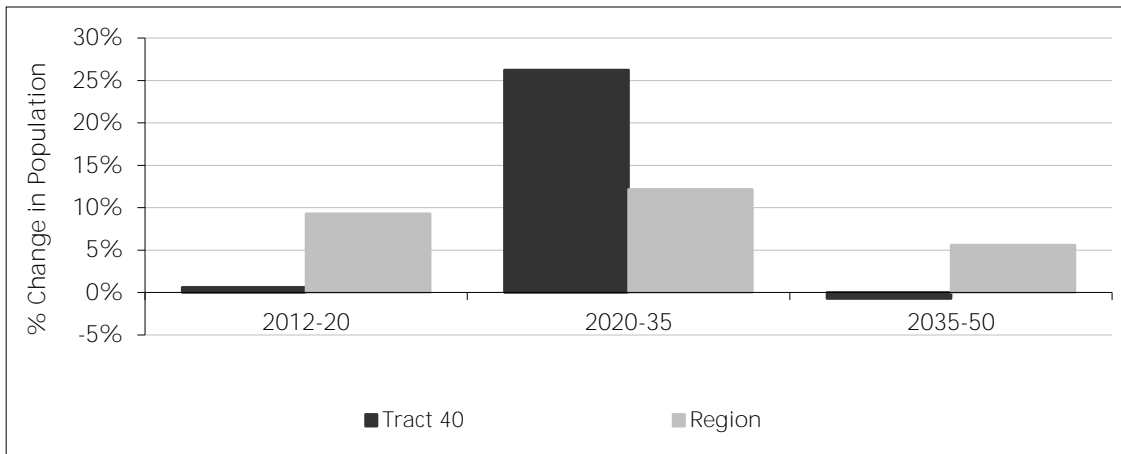
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,190	5,221	6,591	6,544	1,354	26%
Under 5	466	527	606	531	65	14%
5 to 9	454	445	578	537	83	18%
10 to 14	534	494	627	625	91	17%
15 to 17	327	269	332	344	17	5%
18 to 19	255	207	241	244	-11	-4%
20 to 24	449	451	457	475	26	6%
25 to 29	417	458	452	409	-8	-2%
30 to 34	374	366	463	403	29	8%
35 to 39	354	340	473	373	19	5%
40 to 44	352	302	481	405	53	15%
45 to 49	354	328	417	446	92	26%
50 to 54	254	256	296	354	100	39%
55 to 59	202	246	274	376	174	86%
60 to 61	56	80	98	111	55	98%
62 to 64	74	104	140	154	80	108%
65 to 69	100	149	233	229	129	129%
70 to 74	47	63	125	116	69	147%
75 to 79	45	52	124	134	89	198%
80 to 84	34	34	84	115	81	238%
85 and over	42	50	90	163	121	288%
Median Age	26.3	27.4	30.0	31.3	5.0	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,190	5,221	6,591	6,544	1,354	26%
Hispanic	4,556	4,683	6,085	6,143	1,587	35%
Non-Hispanic	634	538	506	401	-233	-37%
White	114	92	86	67	-47	-41%
Black	404	341	283	193	-211	-52%
American Indian	8	6	6	5	-3	-38%
Asian	52	48	64	66	14	27%
Hawaiian / Pacific Islander	8	8	14	16	8	100%
Other	4	3	3	3	-1	-25%
Two or More Races	44	40	50	51	7	16%

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	567	567	702	1,606	1,039	183%
Civilian Jobs	567	567	702	1,606	1,039	183%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	226	226	226	226	0	0%
Developed Acres	213	213	219	222	9	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	79	79	66	64	-15	-19%
Multiple Family	8	8	18	18	10	123%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	13	17	17	--
Industrial	12	8	8	10	-2	-19%
Commercial/Services	11	11	9	8	-3	-26%
Office	1	1	0	0	-1	-100%
Schools	15	15	15	15	0	-3%
Roads and Freeways	85	89	89	89	4	5%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	9	9	3	0	-9	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-81%
Multiple Family	4	4	0	0	-4	-99%
Mixed Use	2	2	0	0	-2	-100%
Industrial	2	2	2	0	-2	-100%
Commercial/Services	0	0	0	0	0	-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	4	4	4	4	0	0%
Employment Density[3]	14.6	16.3	18.5	39.2	24.6	169%
Residential Density[4]	13.7	13.8	17.2	17.8	4.1	30%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 40   ■ Region
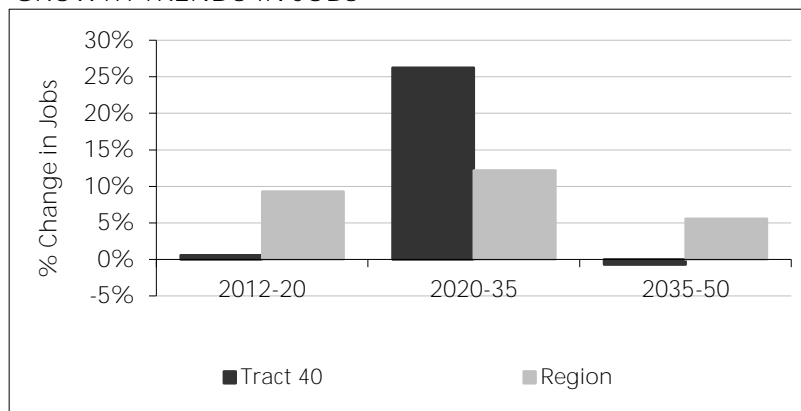
Notes:

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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