SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,173	2,577	2,897	3,051	878	40%
Household Population	2,164	2,572	2,885	3,036	872	40%
Group Quarters Population	9	5	12	15	6	67%
Civilian	9	5	12	15	6	67%
Military	0	0	0	0	0	0%
Total Housing Units	2,350	2,512	2,553	2,598	248	11%
Single Family	409	426	427	430	21	5%
Multiple Family	1,941	2,086	2,126	2,168	227	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,284	1,439	1,603	1,695	411	32%
Single Family	248	264	302	297	49	20%
Multiple Family	1,036	1,175	1,301	1,398	362	35%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	45.4%	42.7%	37.2%	34.8%	-10.6	-23%
Single Family	39.4%	38.0%	29.3%	30.9%	-8.5	-22%
Multiple Family	46.6%	43.7%	38.8%	35.5%	-11.1	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.69	1.79	1.80	1.79	0.1	6%

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	118	197	177	160	42	36%
$15,000-$29,999	172	220	268	277	105	61%
$30,000-$44,999	199	273	262	240	41	21%
$45,000-$59,999	201	151	148	165	-36	-18%
$60,000-$74,999	160	164	224	209	49	31%
$75,000-$99,999	182	162	181	192	10	5%
$100,000-$124,999	131	94	109	160	29	22%
$125,000-$149,999	36	61	74	101	65	181%
$150,000-$199,999	47	108	147	149	102	217%
$200,000 or more	38	9	13	42	4	11%
Total Households	1,284	1,439	1,603	1,695	411	32%

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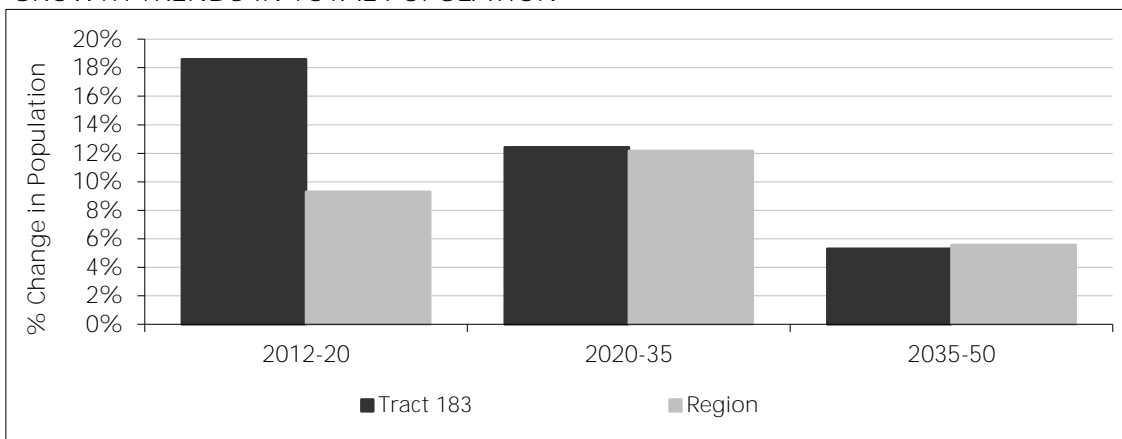
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	2,173	2,577	2,897	3,051	878	40%
Under 5	121	170	182	204	83	69%
5 to 9	63	78	93	114	51	81%
10 to 14	91	103	131	150	59	65%
15 to 17	45	39	54	55	10	22%
18 to 19	29	25	31	29	0	0%
20 to 24	124	134	153	148	24	19%
25 to 29	228	250	236	250	22	10%
30 to 34	197	220	206	254	57	29%
35 to 39	149	199	193	212	63	42%
40 to 44	132	140	176	161	29	22%
45 to 49	115	108	143	132	17	15%
50 to 54	157	141	167	151	-6	-4%
55 to 59	197	220	187	208	11	6%
60 to 61	75	98	75	83	8	11%
62 to 64	98	131	109	131	33	34%
65 to 69	136	213	229	273	137	101%
70 to 74	60	112	138	110	50	83%
75 to 79	53	82	162	121	68	128%
80 to 84	55	60	134	122	67	122%
85 and over	48	54	98	143	95	198%
Median Age	41.5	42.5	44.8	43.4	1.9	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	2,173	2,577	2,897	3,051	878	40%
Hispanic	297	430	639	865	568	191%
Non-Hispanic	1,876	2,147	2,258	2,186	310	17%
White	1,743	1,980	2,031	1,918	175	10%
Black	29	32	27	14	-15	-52%
American Indian	11	13	16	14	3	27%
Asian	33	44	70	92	59	179%
Hawaiian / Pacific Islander	4	5	5	6	2	50%
Other	5	6	6	6	1	20%
Two or More Races	51	67	103	136	85	167%

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	803	1,262	1,263	1,270	467	58%
Civilian Jobs	803	1,262	1,263	1,270	467	58%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	332	332	332	332	0	0%
Developed Acres	306	313	313	314	8	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	26	26	25	25	-1	-5%
Multiple Family	51	52	53	55	3	6%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	21	14	14	14	-7	-34%
Commercial/Services	99	102	102	102	2	3%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	56	63	63	63	7	12%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	53	53	53	53	0	0%
Vacant Developable Acres	8	1	1	0	-8	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	1	1	1	0	-1	-78%
Mixed Use	3	0	0	0	-3	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	0	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	18	18	18	18	0	0%
Employment Density[3]	6.7	10.8	10.8	10.8	4.1	62%
Residential Density[4]	30.4	31.4	31.8	32.2	1.7	6%

GROWTH TRENDS IN JOBS
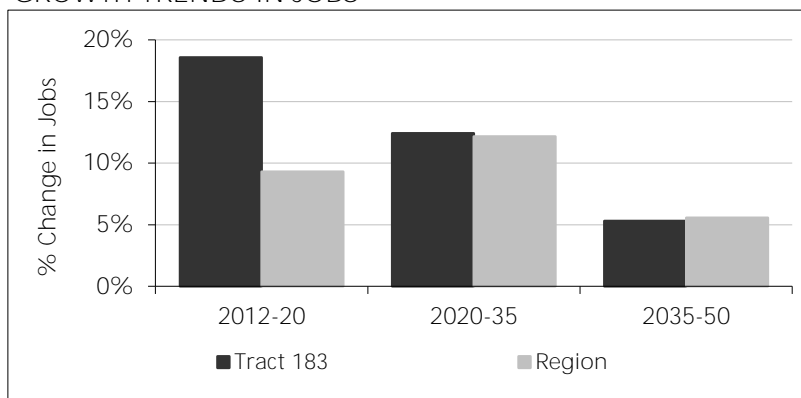
Notes:

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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