SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,914	3,313	3,847	4,007	1,093	38%
Household Population	2,878	3,280	3,806	3,960	1,082	38%
Group Quarters Population	36	33	41	47	11	31%
Civilian	36	33	41	47	11	31%
Military	0	0	0	0	0	0%
Total Housing Units	1,115	1,190	1,377	1,452	337	30%
Single Family	1,115	1,190	1,377	1,452	337	30%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,097	1,178	1,363	1,432	335	31%
Single Family	1,097	1,178	1,363	1,432	335	31%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.6%	1.0%	1.0%	1.4%	-0.2	-13%
Single Family	1.6%	1.0%	1.0%	1.4%	-0.2	-13%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.62	2.78	2.79	2.77	0.2	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	81	63	66	61	-20	-25%
$15,000-$29,999	56	101	97	76	20	36%
$30,000-$44,999	132	113	123	127	-5	-4%
$45,000-$59,999	55	121	124	107	52	95%
$60,000-$74,999	113	97	111	123	10	9%
$75,000-$99,999	116	157	155	155	39	34%
$100,000-$124,999	78	100	135	160	82	105%
$125,000-$149,999	70	79	93	102	32	46%
$150,000-$199,999	122	124	153	161	39	32%
$200,000 or more	274	223	306	360	86	31%
Total Households	1,097	1,178	1,363	1,432	335	31%

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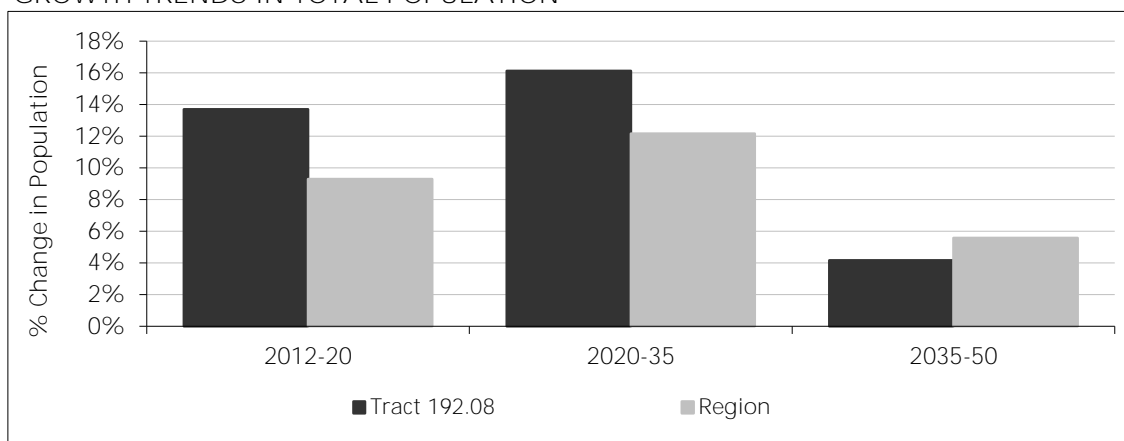
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,914	3,313	3,847	4,007	1,093	38%
Under 5	152	207	240	273	121	80%
5 to 9	145	181	220	252	107	74%
10 to 14	210	226	267	279	69	33%
15 to 17	121	111	143	142	21	17%
18 to 19	100	76	90	82	-18	-18%
20 to 24	164	171	191	191	27	16%
25 to 29	157	182	189	211	54	34%
30 to 34	130	149	158	190	60	46%
35 to 39	154	197	234	251	97	63%
40 to 44	153	161	231	225	72	47%
45 to 49	189	175	214	194	5	3%
50 to 54	283	264	322	346	63	22%
55 to 59	270	287	249	288	18	7%
60 to 61	99	124	95	101	2	2%
62 to 64	153	191	171	201	48	31%
65 to 69	154	221	206	222	68	44%
70 to 74	102	180	230	196	94	92%
75 to 79	61	88	164	126	65	107%
80 to 84	52	52	109	74	22	42%
85 and over	65	70	124	163	98	151%
Median Age	44.1	44.9	44.1	42.9	-1.2	-3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,914	3,313	3,847	4,007	1,093	38%
Hispanic	678	950	1,458	1,929	1,251	185%
Non-Hispanic	2,236	2,363	2,389	2,078	-158	-7%
White	2,039	2,124	2,033	1,622	-417	-20%
Black	26	31	36	35	9	35%
American Indian	12	12	12	12	0	0%
Asian	89	111	185	251	162	182%
Hawaiian / Pacific Islander	4	5	5	5	1	25%
Other	3	3	3	3	0	0%
Two or More Races	63	77	115	150	87	138%

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	1,549	1,729	1,830	2,260	711	46%
Civilian Jobs	1,549	1,729	1,830	2,260	711	46%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,392	7,392	7,392	7,392	0	0%
Developed Acres	3,985	4,224	6,129	6,434	2,449	61%
Low Density Single Family	1,287	1,331	3,199	3,473	2,186	170%
Single Family	625	663	709	746	120	19%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	61	61	61	61	0	0%
Commercial/Services	12	184	184	184	171	1370%
Office	0	4	7	19	19	--
Schools	0	0	0	0	0	0%
Roads and Freeways	192	192	192	192	0	0%
Agricultural and Extractive[2]	1,805	1,787	1,775	1,757	-47	-3%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	3,369	3,130	1,225	921	-2,449	-73%
Low Density Single Family	3,029	2,985	1,117	843	-2,186	-72%
Single Family	123	100	65	47	-77	-62%
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	182	15	15	15	-168	-92%
Office	35	30	28	16	-19	-54%
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	38	38	38	38	0	0%
Employment Density[3]	21.1	6.9	7.3	8.6	-12.5	-59%
Residential Density[4]	0.6	0.6	0.4	0.3	-0.2	-41%

GROWTH TRENDS IN JOBS
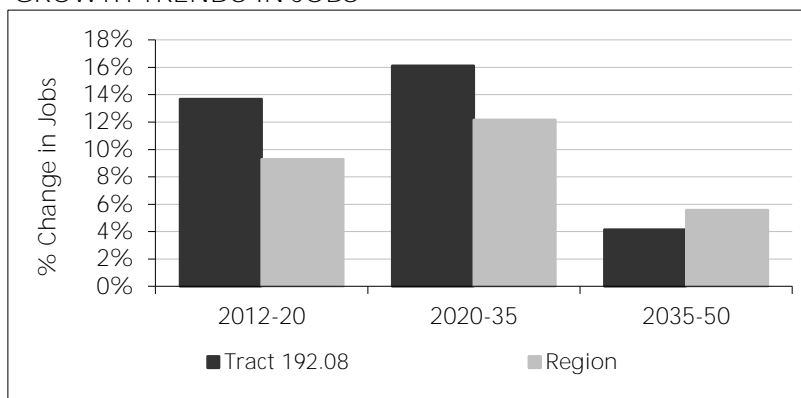
Notes:

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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