POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,566	4,003	5,079	6,968	3,402	95%
Household Population	3,556	3,997	5,066	6,950	3,394	95%
Group Quarters Population	10	6	13	18	8	80%
Civilian	10	6	13	18	8	80%
Military	0	0	0	0	0	0%
Total Housing Units	1,608	1,763	2,138	2,875	1,267	79%
Single Family	299	221	183	150	-149	-50%
Multiple Family	1,273	1,506	1,919	2,725	1,452	114%
Mobile Homes	36	36	36	0	-36	-100%
Occupied Housing Units	1,504	1,646	2,021	2,690	1,186	79%
Single Family	319	235	196	133	-186	-58%
Multiple Family	1,163	1,388	1,802	2,557	1,394	120%
Mobile Homes	22	23	23	0	-22	-100%
Vacancy Rate	6.5%	6.6%	5.5%	6.4%	-0.1	-2%
Single Family	-6.7%	-6.3%	-7.1%	11.3%	18.0	-269%
Multiple Family	8.6%	7.8%	6.1%	6.2%	-2.4	-28%
Mobile Homes	38.9%	36.1%	36.1%	0.0%	-38.9	-100%
Persons per Household	2.36	2.43	2.51	2.58	0.2	9%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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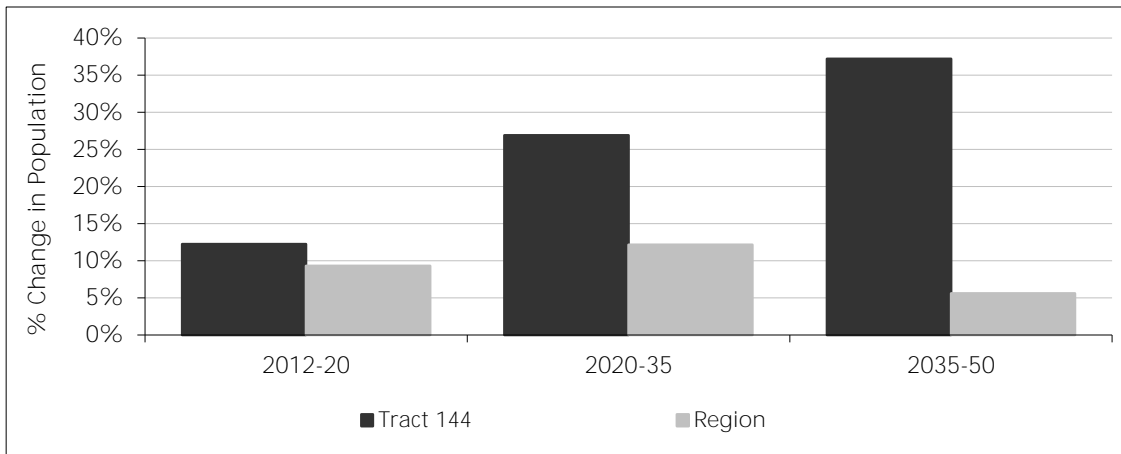
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,566	4,003	5,079	6,968	3,402	95%
Under 5	278	337	367	467	189	68%
5 to 9	258	275	326	419	161	62%
10 to 14	237	237	286	380	143	60%
15 to 17	140	123	156	206	66	47%
18 to 19	92	86	102	139	47	51%
20 to 24	293	337	342	478	185	63%
25 to 29	297	344	339	444	147	49%
30 to 34	312	336	390	482	170	54%
35 to 39	178	203	279	317	139	78%
40 to 44	215	206	314	360	145	67%
45 to 49	243	232	286	390	147	60%
50 to 54	207	206	240	373	166	80%
55 to 59	208	245	237	409	201	97%
60 to 61	79	111	104	163	84	106%
62 to 64	82	114	127	188	106	129%
65 to 69	96	144	196	266	170	177%
70 to 74	82	138	243	268	186	227%
75 to 79	96	128	332	442	346	360%
80 to 84	79	88	221	372	293	371%
85 and over	94	113	192	405	311	331%
Median Age	33.0	33.9	39.1	42.1	9.1	28%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,566	4,003	5,079	6,968	3,402	95%
Hispanic	1,561	1,884	2,630	3,941	2,380	152%
Non-Hispanic	2,005	2,119	2,449	3,027	1,022	51%
White	810	734	486	121	-689	-85%
Black	887	1,032	1,417	2,052	1,165	131%
American Indian	12	11	13	17	5	42%
Asian	127	149	249	405	278	219%
Hawaiian / Pacific Islander	33	37	48	72	39	118%
Other	6	8	14	18	12	200%
Two or More Races	130	148	222	342	212	163%

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	4,132	4,636	5,333	5,653	1,521	37%
Civilian Jobs	4,132	4,636	5,333	5,653	1,521	37%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	440	440	440	440	0	0%
Developed Acres	430	434	437	438	8	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	42	27	23	19	-23	-55%
Multiple Family	46	55	54	56	10	22%
Mobile Homes	1	1	1	0	-1	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	10	30	42	42	--
Industrial	10	5	5	5	-5	-52%
Commercial/Services	143	143	132	123	-20	-14%
Office	9	9	8	9	0	2%
Schools	6	6	6	6	0	0%
Roads and Freeways	169	174	174	174	5	3%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	9	5	3	2	-8	-83%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-93%
Multiple Family	2	1	0	0	-2	-100%
Mixed Use	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	1	0	0	-3	-100%
Office	2	1	1	1	-1	-70%
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	1	1	1	1	0	0%
Employment Density[3]	24.5	27.4	32.1	34.4	9.9	40%
Residential Density[4]	18.1	20.0	23.0	30.0	11.9	66%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 144   ▨ Region
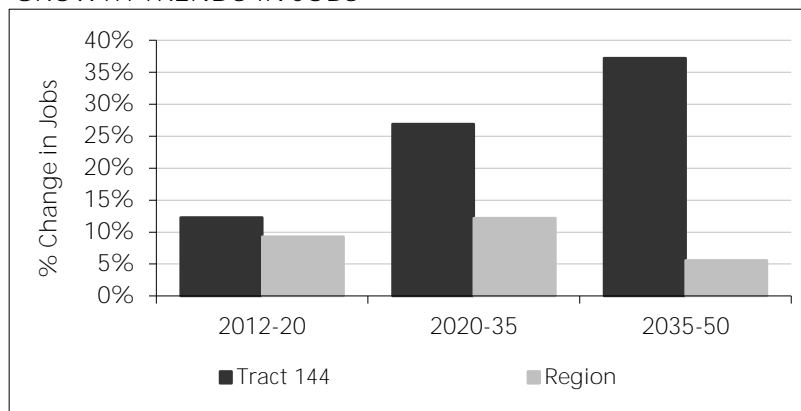
Notes:

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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