POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,139	10,872	11,761	12,256	3,117	34%
Household Population	9,133	10,868	11,752	12,244	3,111	34%
Group Quarters Population	6	4	9	12	6	100%
Civilian	6	4	9	12	6	100%
Military	0	0	0	0	0	0%
Total Housing Units	3,616	4,162	4,393	4,554	938	26%
Single Family	1,929	2,175	2,406	2,567	638	33%
Multiple Family	1,687	1,987	1,987	1,987	300	18%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,421	3,927	4,228	4,406	985	29%
Single Family	1,849	2,059	2,350	2,533	684	37%
Multiple Family	1,572	1,868	1,878	1,873	301	19%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.4%	5.6%	3.8%	3.2%	-2.2	-41%
Single Family	4.1%	5.3%	2.3%	1.3%	-2.8	-68%
Multiple Family	6.8%	6.0%	5.5%	5.7%	-1.1	-16%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.67	2.77	2.78	2.78	0.1	4%

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	86	200	149	152	66	77%
$15,000-$29,999	120	349	344	286	166	138%
$30,000-$44,999	197	537	462	474	277	141%
$45,000-$59,999	500	360	474	440	-60	-12%
$60,000-$74,999	470	549	459	391	-79	-17%
$75,000-$99,999	666	705	754	759	93	14%
$100,000-$124,999	498	438	504	627	129	26%
$125,000-$149,999	389	315	426	421	32	8%
$150,000-$199,999	351	255	374	502	151	43%
$200,000 or more	144	219	282	354	210	146%
Total Households	3,421	3,927	4,228	4,406	985	29%

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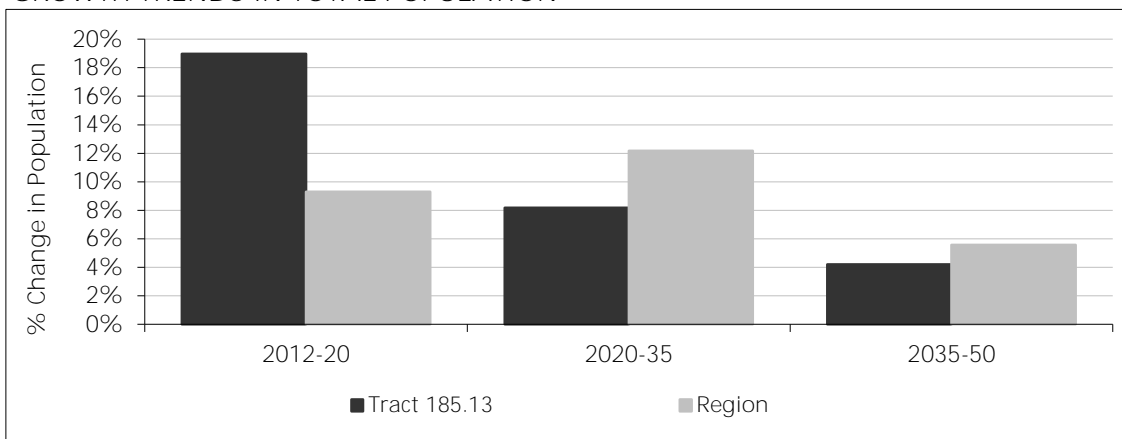
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	9,139	10,872	11,761	12,256	3,117	34%
Under 5	676	909	885	986	310	46%
5 to 9	614	767	775	843	229	37%
10 to 14	700	786	855	890	190	27%
15 to 17	432	429	498	499	67	16%
18 to 19	248	207	235	221	-27	-11%
20 to 24	759	846	835	814	55	7%
25 to 29	782	947	882	929	147	19%
30 to 34	682	825	793	880	198	29%
35 to 39	659	869	873	888	229	35%
40 to 44	713	770	946	864	151	21%
45 to 49	617	627	740	699	82	13%
50 to 54	613	635	728	759	146	24%
55 to 59	499	607	572	686	187	37%
60 to 61	155	209	177	207	52	34%
62 to 64	181	250	229	270	89	49%
65 to 69	224	350	355	397	173	77%
70 to 74	174	322	433	393	219	126%
75 to 79	131	193	340	274	143	109%
80 to 84	133	151	324	333	200	150%
85 and over	147	173	286	424	277	188%
Median Age	32.6	33.3	35.7	35.4	2.8	9%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	9,139	10,872	11,761	12,256	3,117	34%
Hispanic	2,221	3,087	4,005	4,917	2,696	121%
Non-Hispanic	6,918	7,785	7,756	7,339	421	6%
White	4,900	5,330	4,782	4,082	-818	-17%
Black	501	551	380	167	-334	-67%
American Indian	23	24	26	24	1	4%
Asian	887	1,132	1,632	1,982	1,095	123%
Hawaiian / Pacific Islander	117	137	137	147	30	26%
Other	34	38	46	50	16	47%
Two or More Races	456	573	753	887	431	95%

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	4,780	6,323	7,834	8,010	3,230	68%
Civilian Jobs	4,780	6,323	7,834	8,010	3,230	68%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,154	2,154	2,154	2,154	0	0%
Developed Acres	1,248	1,681	1,844	1,867	619	50%
Low Density Single Family	0	0	0	0	0	0%
Single Family	250	586	676	690	440	176%
Multiple Family	127	147	147	147	20	16%
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	319	395	467	477	158	50%
Commercial/Services	58	58	58	58	0	0%
Office	6	6	6	6	0	0%
Schools	88	88	88	88	0	0%
Roads and Freeways	256	256	256	256	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	146	146	146	146	0	0%
Vacant Developable Acres	648	215	52	29	-619	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	440	105	14	0	-440	-100%
Multiple Family	20	0	0	0	-20	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	186	110	38	28	-158	-85%
Commercial/Services	0	0	0	0	0	0%
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	1	1	1	1	0	0%
Constrained Acres	258	258	258	258	0	0%
Employment Density[3]	10.2	11.6	12.7	12.8	2.6	25%
Residential Density[4]	9.6	5.7	5.3	5.4	-4.2	-43%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 185.13 ■ Region
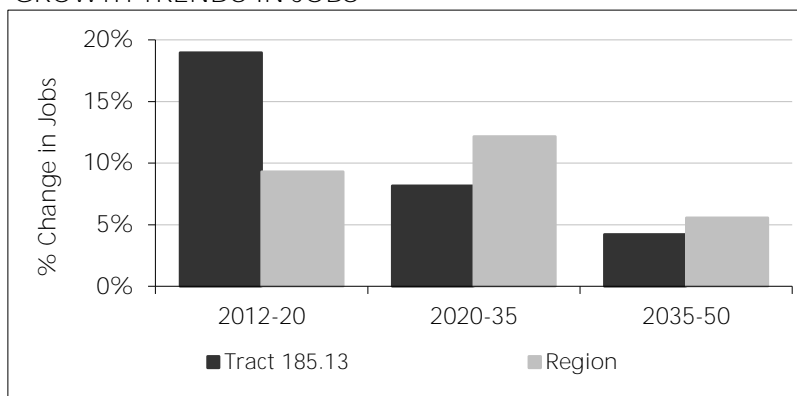
Notes:

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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