POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,919	3,908	4,809	4,938	1,019	26%
Household Population	3,919	3,908	4,809	4,938	1,019	26%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,256	1,256	1,448	1,511	255	20%
Single Family	494	490	529	574	80	16%
Multiple Family	762	766	919	937	175	23%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,178	1,177	1,424	1,472	294	25%
Single Family	487	483	525	565	78	16%
Multiple Family	691	694	899	907	216	31%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.2%	6.3%	1.7%	2.6%	-3.6	-58%
Single Family	1.4%	1.4%	0.8%	1.6%	0.2	14%
Multiple Family	9.3%	9.4%	2.2%	3.2%	-6.1	-66%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.33	3.32	3.38	3.35	0.0	1%

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.
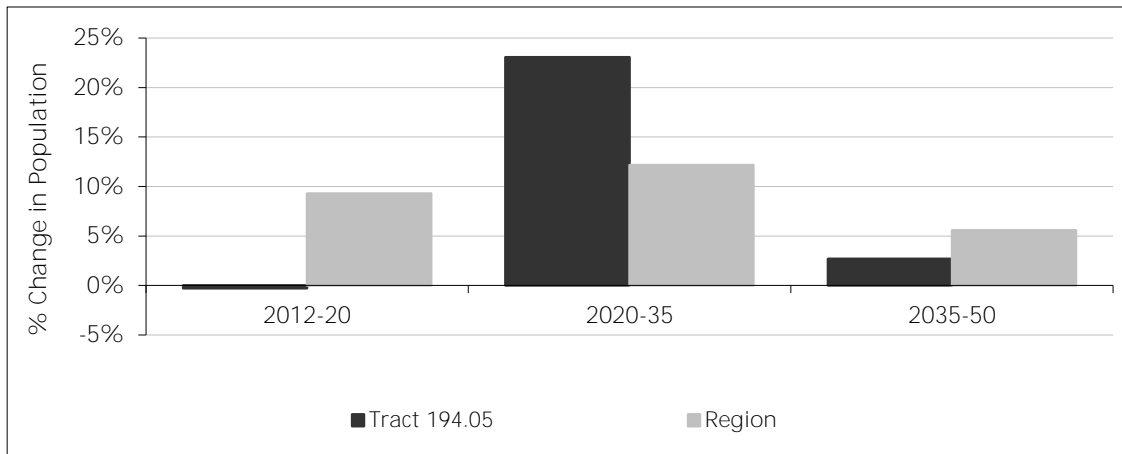
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,919	3,908	4,809	4,938	1,019	26%
Under 5	386	431	483	463	77	20%
5 to 9	289	289	362	354	65	22%
10 to 14	249	230	282	297	48	19%
15 to 17	131	114	138	147	16	12%
18 to 19	95	73	87	87	-8	-8%
20 to 24	464	423	463	444	-20	-4%
25 to 29	548	547	555	541	-7	-1%
30 to 34	362	360	443	440	78	22%
35 to 39	244	256	356	322	78	32%
40 to 44	223	198	300	266	43	19%
45 to 49	212	201	273	296	84	40%
50 to 54	189	173	219	250	61	32%
55 to 59	168	176	187	239	71	42%
60 to 61	59	69	76	97	38	64%
62 to 64	80	93	106	124	44	55%
65 to 69	78	108	156	176	98	126%
70 to 74	37	55	89	83	46	124%
75 to 79	36	41	87	88	52	144%
80 to 84	24	23	57	80	56	233%
85 and over	45	48	90	144	99	220%
Median Age	28.2	28.6	30.4	31.5	3.3	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,919	3,908	4,809	4,938	1,019	26%
Hispanic	2,102	2,330	3,235	3,622	1,520	72%
Non-Hispanic	1,817	1,578	1,574	1,316	-501	-28%
White	1,290	1,068	919	618	-672	-52%
Black	168	159	165	148	-20	-12%
American Indian	16	13	13	13	-3	-19%
Asian	160	160	244	280	120	75%
Hawaiian / Pacific Islander	56	54	66	74	18	32%
Other	9	8	8	8	-1	-11%
Two or More Races	118	116	159	175	57	48%

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	486	569	590	590	104	21%
Civilian Jobs	486	569	590	590	104	21%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	287	287	287	287	0	0%
Developed Acres	260	264	275	285	25	9%
Low Density Single Family	0	0	0	0	0	0%
Single Family	103	102	105	113	10	10%
Multiple Family	41	42	50	51	9	23%
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	5	5	5	5	0	0%
Commercial/Services	19	24	24	24	5	27%
Office	1	1	1	1	0	0%
Schools	14	14	14	14	0	0%
Roads and Freeways	67	67	67	67	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	26	22	11	1	-25	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	13	10	1	-12	-91%
Multiple Family	9	9	1	0	-9	-100%
Mixed Use	0	0	0	0	0	0%
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	1	1	1	1	0	0%
Employment Density[3]	12.5	12.9	13.4	13.4	0.9	7%
Residential Density[4]	8.7	8.8	9.4	9.2	0.5	6%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 194.05   ■ Region
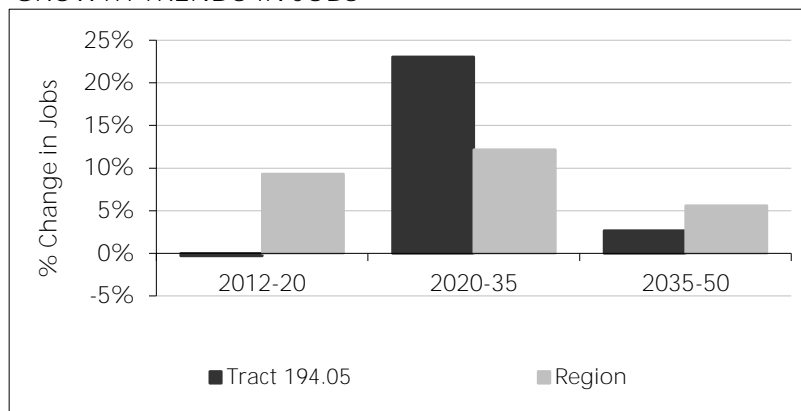
Notes:

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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