POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,675	4,767	4,896	4,947	272	6%
Household Population	4,513	4,616	4,729	4,765	252	6%
Group Quarters Population	162	151	167	182	20	12%
Civilian	162	151	167	182	20	12%
Military	0	0	0	0	0	0%
Total Housing Units	1,564	1,584	1,598	1,625	61	4%
Single Family	958	978	978	1,000	42	4%
Multiple Family	530	530	544	549	19	4%
Mobile Homes	76	76	76	76	0	0%
Occupied Housing Units	1,510	1,528	1,561	1,594	84	6%
Single Family	932	949	956	990	58	6%
Multiple Family	505	505	531	532	27	5%
Mobile Homes	73	74	74	72	-1	-1%
Vacancy Rate	3.5%	3.5%	2.3%	1.9%	-1.6	-46%
Single Family	2.7%	3.0%	2.2%	1.0%	-1.7	-63%
Multiple Family	4.7%	4.7%	2.4%	3.1%	-1.6	-34%
Mobile Homes	3.9%	2.6%	2.6%	5.3%	1.4	36%
Persons per Household	2.99	3.02	3.03	2.99	0.0	0%

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.
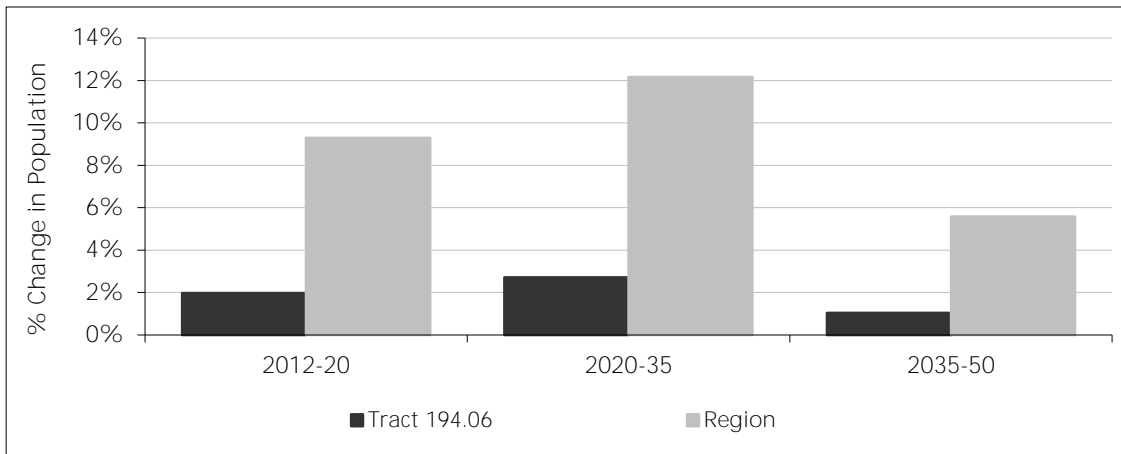
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,675	4,767	4,896	4,947	272	6%
Under 5	328	385	348	333	5	2%
5 to 9	291	305	315	312	21	7%
10 to 14	272	259	265	268	-4	-1%
15 to 17	178	152	154	146	-32	-18%
18 to 19	134	104	106	113	-21	-16%
20 to 24	406	395	349	338	-68	-17%
25 to 29	415	450	388	383	-32	-8%
30 to 34	324	321	305	301	-23	-7%
35 to 39	304	329	342	308	4	1%
40 to 44	307	276	330	284	-23	-7%
45 to 49	359	328	349	358	-1	0%
50 to 54	322	285	285	304	-18	-6%
55 to 59	273	280	232	281	8	3%
60 to 61	91	108	84	89	-2	-2%
62 to 64	126	141	108	113	-13	-10%
65 to 69	136	175	176	185	49	36%
70 to 74	105	161	232	226	121	115%
75 to 79	79	97	172	174	95	120%
80 to 84	116	111	206	233	117	101%
85 and over	109	105	150	198	89	82%
Median Age	34.8	35.2	38.2	39.5	4.7	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,675	4,767	4,896	4,947	272	6%
Hispanic	2,160	2,520	3,023	3,433	1,273	59%
Non-Hispanic	2,515	2,247	1,873	1,514	-1,001	-40%
White	1,997	1,729	1,292	887	-1,110	-56%
Black	163	160	143	128	-35	-21%
American Indian	23	20	17	17	-6	-26%
Asian	180	186	244	285	105	58%
Hawaiian / Pacific Islander	21	21	22	25	4	19%
Other	15	13	13	13	-2	-13%
Two or More Races	116	118	142	159	43	37%

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	812	1,005	1,214	1,246	434	53%
Civilian Jobs	812	1,005	1,214	1,246	434	53%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	492	492	492	492	0	0%
Developed Acres	463	467	475	479	17	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	263	263	263	269	6	2%
Multiple Family	39	39	39	39	0	1%
Mobile Homes	6	6	6	6	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	0	0	0	-3	-100%
Commercial/Services	13	18	23	23	10	75%
Office	7	10	13	14	7	94%
Schools	32	32	32	32	0	0%
Roads and Freeways	91	91	91	91	0	0%
Agricultural and Extractive[2]	3	3	3	0	-3	-100%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	29	24	17	12	-17	-58%
Low Density Single Family	0	0	0	0	0	0%
Single Family	17	15	15	12	-5	-28%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	7	5	0	0	-7	-100%
Office	5	3	1	0	-5	-100%
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	0	0	0	0	0	0%
Employment Density[3]	14.6	16.7	17.9	18.1	3.5	24%
Residential Density[4]	5.0	5.1	5.2	5.1	0.1	2%

GROWTH TRENDS IN JOBS
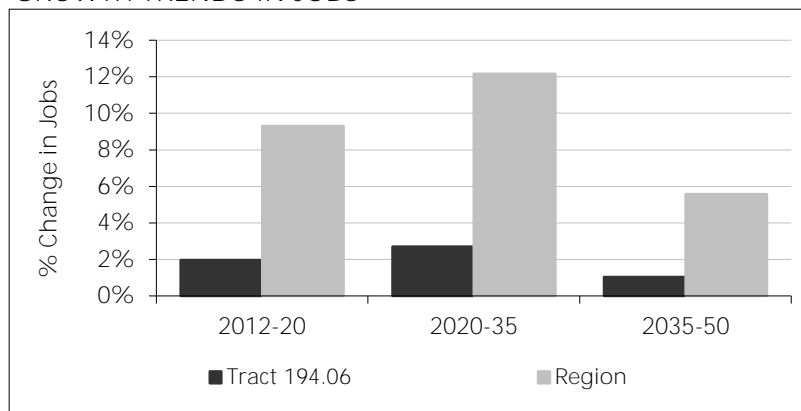
Notes:

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 residential acre (single family, multiple

Source: Series 13 Regional Growth Forecast
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