POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,099	3,824	7,135	8,815	4,716	115%
Household Population	4,003	3,755	7,047	8,712	4,709	118%
Group Quarters Population	96	69	88	103	7	7%
Civilian	96	69	88	103	7	7%
Military	0	0	0	0	0	0%
Total Housing Units	1,194	1,117	1,987	2,526	1,332	112%
Single Family	464	436	320	312	-152	-33%
Multiple Family	730	681	1,667	2,214	1,484	203%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,146	1,065	1,940	2,428	1,282	112%
Single Family	451	413	307	295	-156	-35%
Multiple Family	695	652	1,633	2,133	1,438	207%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.0%	4.7%	2.4%	3.9%	-0.1	-3%
Single Family	2.8%	5.3%	4.1%	5.4%	2.6	93%
Multiple Family	4.8%	4.3%	2.0%	3.7%	-1.1	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.49	3.53	3.63	3.59	0.1	3%

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.
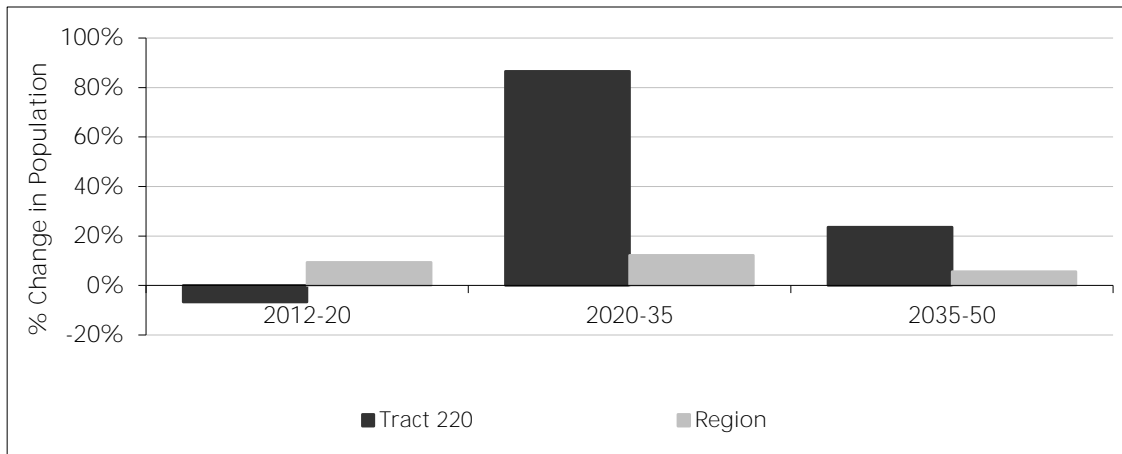
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,099	3,824	7,135	8,815	4,716	115%
Under 5	306	325	492	550	244	80%
5 to 9	272	255	454	518	246	90%
10 to 14	316	257	470	543	227	72%
15 to 17	202	158	285	340	138	68%
18 to 19	133	83	150	175	42	32%
20 to 24	341	286	448	548	207	61%
25 to 29	309	303	433	509	200	65%
30 to 34	234	216	380	427	193	82%
35 to 39	217	200	366	384	167	77%
40 to 44	272	226	486	502	230	85%
45 to 49	283	247	445	533	250	88%
50 to 54	282	259	487	596	314	111%
55 to 59	266	260	447	643	377	142%
60 to 61	93	101	172	221	128	138%
62 to 64	108	126	219	270	162	150%
65 to 69	111	141	310	406	295	266%
70 to 74	80	105	287	355	275	344%
75 to 79	95	95	294	392	297	313%
80 to 84	87	79	260	398	311	357%
85 and over	92	102	250	505	413	449%
Median Age	33.6	35.7	40.9	44.1	10.5	31%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,099	3,824	7,135	8,815	4,716	115%
Hispanic	2,189	2,172	4,185	5,451	3,262	149%
Non-Hispanic	1,910	1,652	2,950	3,364	1,454	76%
White	286	177	1	0	-286	-100%
Black	127	96	63	0	-127	-100%
American Indian	5	5	9	9	4	80%
Asian	1,344	1,234	2,564	2,950	1,606	119%
Hawaiian / Pacific Islander	58	54	101	126	68	117%
Other	0	0	0	0	0	0%
Two or More Races	90	86	212	279	189	210%

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	582	899	1,114	1,314	732	126%
Civilian Jobs	582	899	1,114	1,314	732	126%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	182	182	182	182	0	0%
Developed Acres	170	172	173	181	11	7%
Low Density Single Family	0	0	0	0	0	0%
Single Family	56	55	42	40	-16	-29%
Multiple Family	29	26	37	38	9	31%
Mobile Homes	0	0	0	0	0	0%
Other Residential	5	5	5	6	1	15%
Mixed Use	0	9	16	22	22	--
Industrial	0	0	0	0	0	0%
Commercial/Services	20	18	14	15	-5	-23%
Office	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	55	55	55	55	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	12	9	8	0	-11	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	1	1	0	-3	-98%
Multiple Family	1	1	1	0	-1	-68%
Mixed Use	5	5	5	0	-5	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	2	1	0	-2	-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]	29.2	40.1	50.4	50.0	20.8	71%
Residential Density[4]	13.3	12.4	21.7	26.6	13.3	101%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 220   ▢ Region
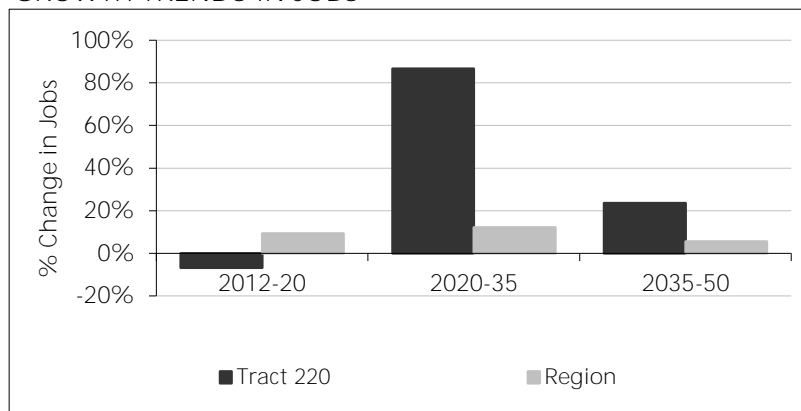
Notes:

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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