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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,776	11,883	12,844	12,948	2,172	20%
Household Population	10,692	11,811	12,745	12,830	2,138	20%
Group Quarters Population	84	72	99	118	34	40%
Civilian	84	72	99	118	34	40%
Military	0	0	0	0	0	0%
Total Housing Units	3,564	3,950	4,241	4,350	786	22%
Single Family	3,452	3,838	4,129	4,193	741	21%
Multiple Family	2	2	2	47	45	2250%
Mobile Homes	110	110	110	110	0	0%
Occupied Housing Units	3,452	3,809	4,112	4,169	717	21%
Single Family	3,358	3,712	4,017	4,036	678	20%
Multiple Family	0	2	2	46	46	0%
Mobile Homes	94	95	93	87	-7	-7%
Vacancy Rate	3.1%	3.6%	3.0%	4.2%	1.1	35%
Single Family	2.7%	3.3%	2.7%	3.7%	1.0	37%
Multiple Family	100.0%	0.0%	0.0%	2.1%	-97.9	-98%
Mobile Homes	14.5%	13.6%	15.5%	20.9%	6.4	44%
Persons per Household	3.10	3.10	3.10	3.08	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.
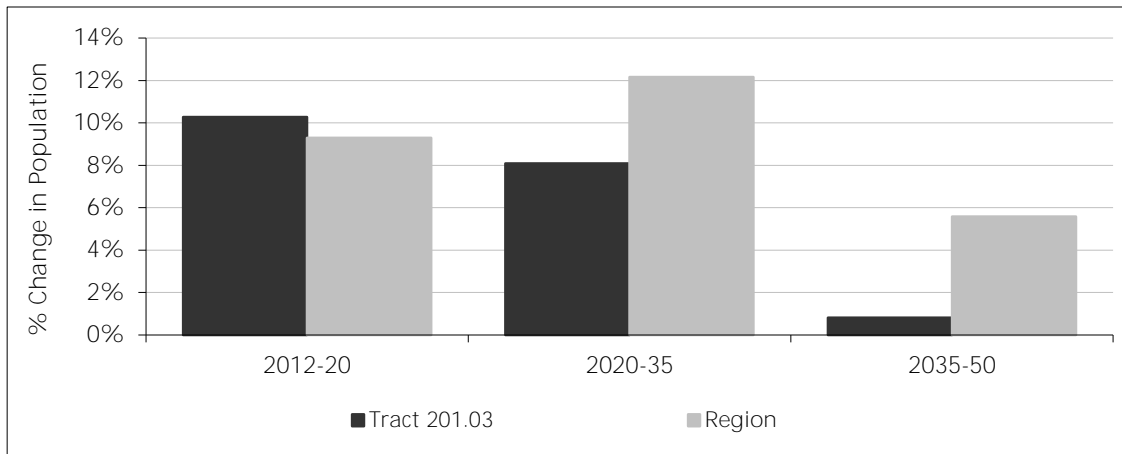
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,776	11,883	12,844	12,948	2,172	20%
Under 5	607	772	859	981	374	62%
5 to 9	700	819	945	1,048	348	50%
10 to 14	752	765	892	928	176	23%
15 to 17	568	494	577	595	27	5%
18 to 19	351	255	340	346	-5	-1%
20 to 24	685	673	740	764	79	12%
25 to 29	593	691	716	826	233	39%
30 to 34	603	698	714	831	228	38%
35 to 39	571	684	806	836	265	46%
40 to 44	671	677	883	833	162	24%
45 to 49	843	775	915	880	37	4%
50 to 54	938	880	858	765	-173	-18%
55 to 59	952	1,035	851	981	29	3%
60 to 61	296	368	285	302	6	2%
62 to 64	451	561	379	345	-106	-24%
65 to 69	465	697	681	565	100	22%
70 to 74	305	529	559	380	75	25%
75 to 79	156	226	337	285	129	83%
80 to 84	150	160	300	195	45	30%
85 and over	119	124	207	262	143	120%
Median Age	39.6	40.7	39.0	35.9	-3.7	-9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,776	11,883	12,844	12,948	2,172	20%
Hispanic	2,643	3,330	5,205	7,071	4,428	168%
Non-Hispanic	8,133	8,553	7,639	5,877	-2,256	-28%
White	6,389	6,405	4,656	2,443	-3,946	-62%
Black	197	256	401	519	322	163%
American Indian	35	33	18	3	-32	-91%
Asian	1,182	1,446	2,015	2,308	1,126	95%
Hawaiian / Pacific Islander	26	33	59	64	38	146%
Other	32	38	57	50	18	56%
Two or More Races	272	342	433	490	218	80%

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	1,016	1,445	1,510	1,560	544	54%
Civilian Jobs	1,016	1,445	1,510	1,560	544	54%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	15,408	15,408	15,408	15,408	0	0%
Developed Acres	6,762	8,361	9,865	9,938	3,176	47%
Low Density Single Family	2,770	4,296	6,075	6,123	3,354	121%
Single Family	865	896	913	939	73	8%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	133	133	133	133	0	0%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	4	4	4	4	--
Industrial	48	48	47	46	-2	-5%
Commercial/Services	66	115	121	121	55	84%
Office	0	1	2	4	4	--
Schools	31	31	31	31	0	0%
Roads and Freeways	544	544	544	544	0	0%
Agricultural and Extractive[2]	1,769	1,757	1,460	1,457	-312	-18%
Parks and Military Use	532	532	532	532	0	0%
Vacant Developable Acres	3,613	2,014	509	437	-3,176	-88%
Low Density Single Family	3,477	1,951	459	410	-3,067	-88%
Single Family	75	53	45	23	-52	-69%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	53	3	0	0	-53	-100%
Office	7	6	5	3	-4	-55%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	5,033	5,033	5,033	5,033	0	0%
Employment Density[3]	7.0	7.3	7.5	7.7	0.6	9%
Residential Density[4]	0.9	0.7	0.6	0.6	-0.3	-36%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 201.03   ■ Region
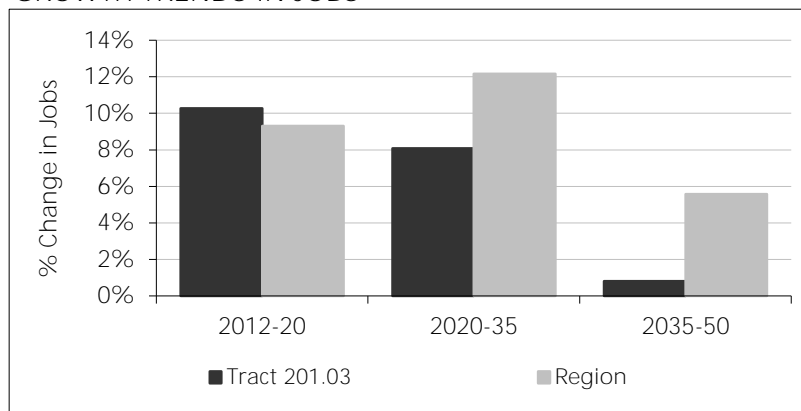
Notes:

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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