POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,566	3,631	4,922	6,349	2,783	78%
Household Population	3,545	3,613	4,900	6,324	2,779	78%
Group Quarters Population	21	18	22	25	4	19%
Civilian	21	18	22	25	4	19%
Military	0	0	0	0	0	0%
Total Housing Units	1,073	1,079	1,493	1,969	896	84%
Single Family	602	608	1,022	1,498	896	149%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	471	471	471	471	0	0%
Occupied Housing Units	1,019	1,018	1,400	1,832	813	80%
Single Family	575	573	957	1,398	823	143%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	444	445	443	434	-10	-2%
Vacancy Rate	5.0%	5.7%	6.2%	7.0%	2.0	40%
Single Family	4.5%	5.8%	6.4%	6.7%	2.2	49%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	5.7%	5.5%	5.9%	7.9%	2.2	39%
Persons per Household	3.48	3.55	3.50	3.45	0.0	-1%

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	102	101	117	123	21	21%
$15,000-$29,999	89	100	101	106	17	19%
$30,000-$44,999	98	105	123	165	67	68%
$45,000-$59,999	54	140	141	153	99	183%
$60,000-$74,999	70	117	227	217	147	210%
$75,000-$99,999	169	150	198	295	126	75%
$100,000-$124,999	146	120	143	225	79	54%
$125,000-$149,999	95	56	136	179	84	88%
$150,000-$199,999	111	108	132	208	97	87%
$200,000 or more	85	21	82	161	76	89%
Total Households	1,019	1,018	1,400	1,832	813	80%
Median Household Income Adjusted for inflation ($2010)	$89,275	$68,077	$74,405	$87,881	($1,394)	-2%

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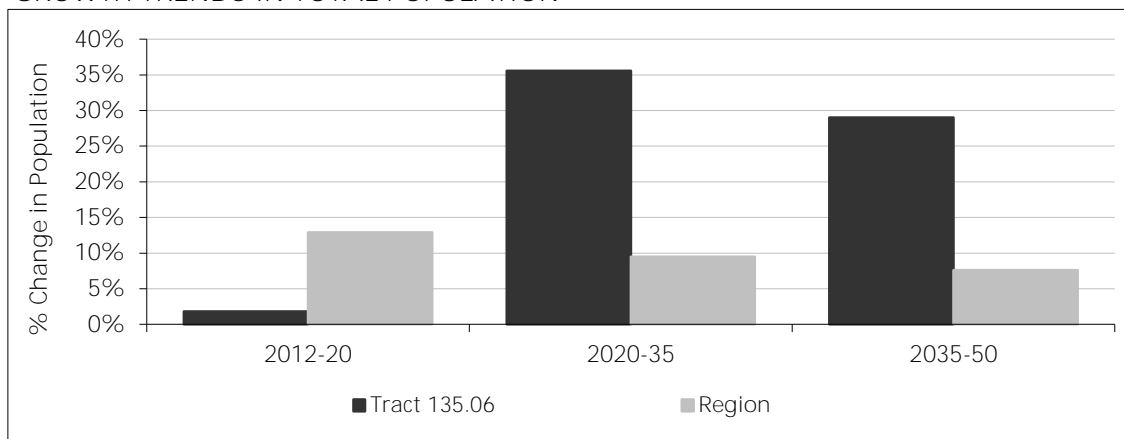
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,566	3,631	4,922	6,349	2,783	78%
Under 5	281	327	403	507	226	80%
5 to 9	197	207	278	362	165	84%
10 to 14	313	301	428	556	243	78%
15 to 17	227	197	275	368	141	62%
18 to 19	125	104	150	197	72	58%
20 to 24	268	267	332	428	160	60%
25 to 29	221	223	262	323	102	46%
30 to 34	205	205	259	335	130	63%
35 to 39	211	230	316	366	155	73%
40 to 44	220	205	339	381	161	73%
45 to 49	235	212	301	388	153	65%
50 to 54	270	231	324	427	157	58%
55 to 59	246	244	258	387	141	57%
60 to 61	89	105	108	153	64	72%
62 to 64	114	135	162	219	105	92%
65 to 69	134	177	234	293	159	119%
70 to 74	77	118	187	195	118	153%
75 to 79	42	51	110	133	91	217%
80 to 84	41	39	94	142	101	246%
85 and over	50	53	102	189	139	278%
Median Age	33.7	34.6	36.2	36.3	2.6	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,566	3,631	4,922	6,349	2,783	78%
Hispanic	1,277	1,508	2,520	3,829	2,552	200%
Non-Hispanic	2,289	2,123	2,402	2,520	231	10%
White	1,697	1,473	1,306	914	-783	-46%
Black	210	235	381	564	354	169%
American Indian	11	11	13	17	6	55%
Asian	227	252	465	693	466	205%
Hawaiian / Pacific Islander	16	17	25	36	20	125%
Other	7	7	9	12	5	71%
Two or More Races	121	128	203	284	163	135%

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	583	588	628	806	223	38%
Civilian Jobs	583	588	628	806	223	38%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,688	1,688	1,688	1,688	0	0%
Developed Acres	489	532	537	603	114	23%
Low Density Single Family	0	0	0	0	0	0%
Single Family	87	87	117	202	115	133%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	58	57	29	4	-53	-92%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	81	81	81	81	0	0%
Commercial/Services	4	47	49	54	50	1272%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	57	57	57	57	0	0%
Agricultural and Extractive[2]	77	77	77	77	0	0%
Parks and Military Use	125	125	126	126	2	1%
Vacant Developable Acres	227	183	178	113	-114	-50%
Low Density Single Family	0	0	0	0	0	0%
Single Family	85	85	85	25	-60	-71%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	17	17	17	17	0	0%
Commercial/Services	62	19	17	12	-50	-81%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	3	3	0	0	-3	-100%
Future Roads and Freeways	59	59	59	59	0	0%
Constrained Acres	973	973	973	973	0	0%
Employment Density[3]	6.9	4.6	4.8	6.0	-0.9	-13%
Residential Density[4]	7.4	7.4	10.2	9.5	2.1	29%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 135.06 ■ Region
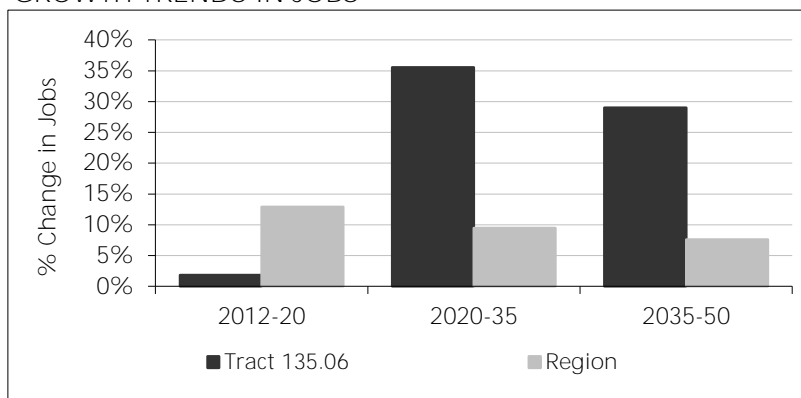
Notes:

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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