SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,142	4,359	4,810	4,901	759	18%
Household Population	4,009	4,229	4,679	4,770	761	19%
Group Quarters Population	133	130	131	131	-2	-2%
Civilian	133	130	131	131	-2	-2%
Military	0	0	0	0	0	0%
Total Housing Units	1,262	1,317	1,452	1,499	237	19%
Single Family	1,064	1,119	1,166	1,213	149	14%
Multiple Family	68	68	156	156	88	129%
Mobile Homes	130	130	130	130	0	0%
Occupied Housing Units	1,252	1,296	1,435	1,467	215	17%
Single Family	1,069	1,120	1,170	1,210	141	13%
Multiple Family	53	46	136	132	79	149%
Mobile Homes	130	130	129	125	-5	-4%
Vacancy Rate	0.8%	1.6%	1.2%	2.1%	1.3	163%
Single Family	-0.5%	-0.1%	-0.3%	0.2%	0.7	-140%
Multiple Family	22.1%	32.4%	12.8%	15.4%	-6.7	-30%
Mobile Homes	0.0%	0.0%	0.8%	3.8%	3.8	0%
Persons per Household	3.20	3.26	3.26	3.25	0.0	2%

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.
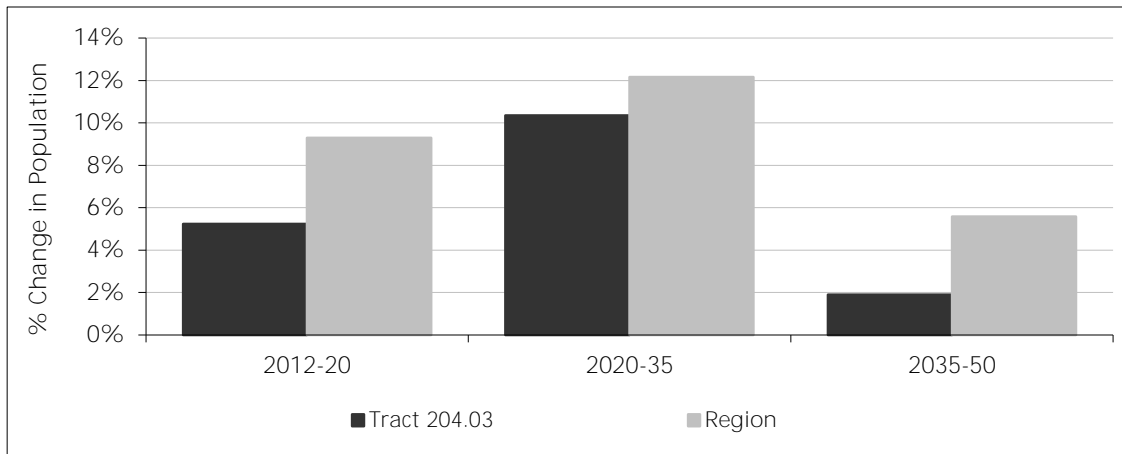
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,142	4,359	4,810	4,901	759	18%
Under 5	249	306	322	323	74	30%
5 to 9	252	276	299	299	47	19%
10 to 14	291	286	340	363	72	25%
15 to 17	196	173	195	206	10	5%
18 to 19	143	114	129	135	-8	-6%
20 to 24	316	316	312	323	7	2%
25 to 29	257	277	254	257	0	0%
30 to 34	256	267	287	280	24	9%
35 to 39	229	260	283	259	30	13%
40 to 44	323	306	412	373	50	15%
45 to 49	316	291	335	349	33	10%
50 to 54	331	299	316	337	6	2%
55 to 59	286	310	278	349	63	22%
60 to 61	62	75	66	69	7	11%
62 to 64	109	134	121	130	21	19%
65 to 69	129	174	159	155	26	20%
70 to 74	130	207	248	216	86	66%
75 to 79	78	97	155	135	57	73%
80 to 84	73	72	128	130	57	78%
85 and over	116	119	171	213	97	84%
Median Age	37.4	38.2	39.7	40.1	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,142	4,359	4,810	4,901	759	18%
Hispanic	1,735	2,044	2,914	3,581	1,846	106%
Non-Hispanic	2,407	2,315	1,896	1,320	-1,087	-45%
White	1,947	1,805	1,231	601	-1,346	-69%
Black	52	63	88	106	54	104%
American Indian	32	25	19	15	-17	-53%
Asian	294	329	435	460	166	56%
Hawaiian / Pacific Islander	5	7	10	13	8	160%
Other	3	3	3	3	0	0%
Two or More Races	74	83	110	122	48	65%

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	1,330	1,551	2,135	2,310	980	74%
Civilian Jobs	1,330	1,551	2,135	2,310	980	74%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	775	775	775	775	0	0%
Developed Acres	681	708	723	738	58	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	330	355	360	378	48	14%
Multiple Family	3	3	3	3	0	0%
Mobile Homes	10	10	10	10	0	0%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	0	2	5	5	--
Industrial	2	2	2	2	0	0%
Commercial/Services	62	60	56	54	-8	-14%
Office	4	9	21	22	18	459%
Schools	10	10	10	10	0	0%
Roads and Freeways	250	250	250	250	0	0%
Agricultural and Extractive[2]	5	5	5	0	-5	-100%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	90	63	48	33	-58	-64%
Low Density Single Family	0	0	0	0	0	0%
Single Family	59	34	25	11	-48	-82%
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	10	9	7	7	-3	-30%
Office	21	20	16	15	-7	-30%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	5	5	5	5	0	0%
Employment Density[3]	17.0	19.2	23.7	25.6	8.6	50%
Residential Density[4]	3.6	3.5	3.8	3.8	0.1	4%

GROWTH TRENDS IN JOBS
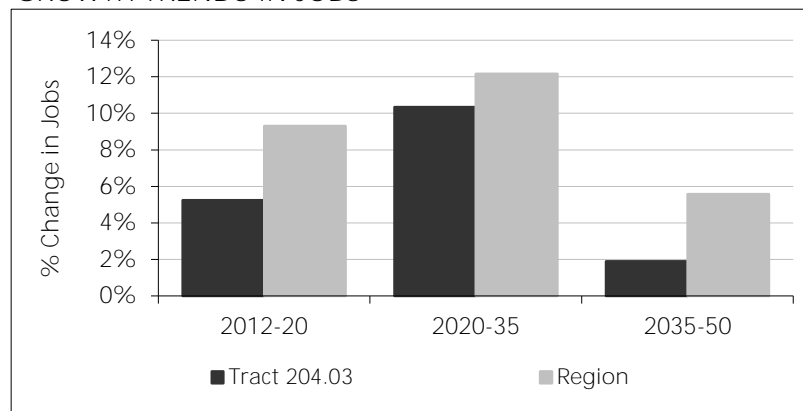
Notes:

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

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