SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,966	4,040	4,063	4,195	229	6%
Household Population	3,961	4,038	4,057	4,185	224	6%
Group Quarters Population	5	2	6	10	5	100%
Civilian	5	2	6	10	5	100%
Military	0	0	0	0	0	0%
Total Housing Units	1,239	1,240	1,244	1,313	74	6%
Single Family	893	893	895	903	10	1%
Multiple Family	2	3	5	66	64	3200%
Mobile Homes	344	344	344	344	0	0%
Occupied Housing Units	1,233	1,233	1,237	1,282	49	4%
Single Family	889	886	890	888	-1	0%
Multiple Family	0	3	5	61	61	0%
Mobile Homes	344	344	342	333	-11	-3%
Vacancy Rate	0.5%	0.6%	0.6%	2.4%	1.9	380%
Single Family	0.4%	0.8%	0.6%	1.7%	1.3	325%
Multiple Family	100.0%	0.0%	0.0%	7.6%	-92.4	-92%
Mobile Homes	0.0%	0.0%	0.6%	3.2%	3.2	0%
Persons per Household	3.21	3.27	3.28	3.26	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.
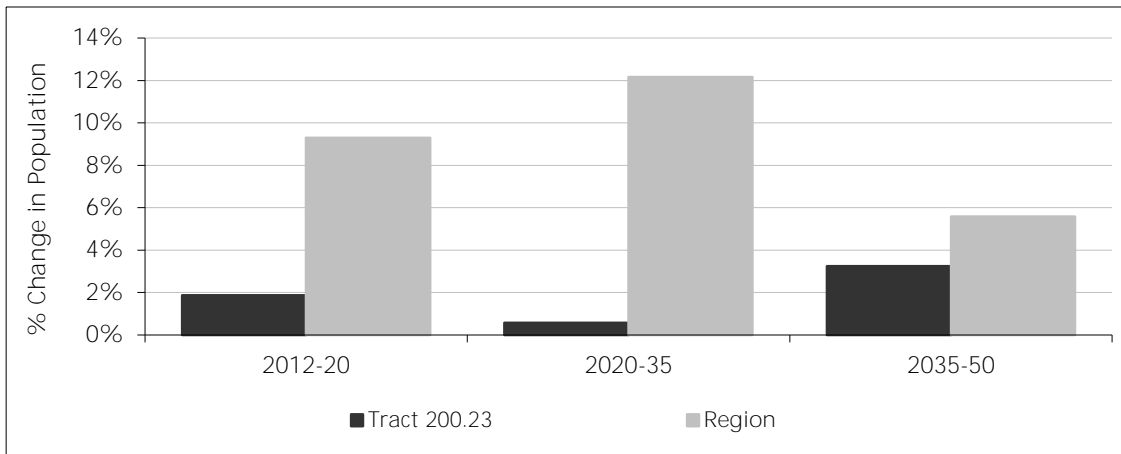
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,966	4,040	4,063	4,195	229	6%
Under 5	202	233	210	214	12	6%
5 to 9	244	252	251	260	16	7%
10 to 14	289	271	285	289	0	0%
15 to 17	204	171	170	167	-37	-18%
18 to 19	140	101	105	98	-42	-30%
20 to 24	311	287	268	259	-52	-17%
25 to 29	228	246	220	224	-4	-2%
30 to 34	205	207	195	205	0	0%
35 to 39	239	258	251	243	4	2%
40 to 44	282	256	300	266	-16	-6%
45 to 49	295	266	286	291	-4	-1%
50 to 54	326	287	280	287	-39	-12%
55 to 59	295	302	237	284	-11	-4%
60 to 61	93	113	97	118	25	27%
62 to 64	136	171	155	185	49	36%
65 to 69	170	233	224	251	81	48%
70 to 74	116	182	203	185	69	59%
75 to 79	72	90	142	123	51	71%
80 to 84	63	57	96	100	37	59%
85 and over	56	57	88	146	90	161%
Median Age	38.3	39.9	41.3	42.6	4.3	11%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,966	4,040	4,063	4,195	229	6%
Hispanic	1,538	1,783	2,173	2,568	1,030	67%
Non-Hispanic	2,428	2,257	1,890	1,627	-801	-33%
White	2,078	1,887	1,433	1,107	-971	-47%
Black	62	68	81	89	27	44%
American Indian	7	7	8	8	1	14%
Asian	158	166	211	240	82	52%
Hawaiian / Pacific Islander	27	32	45	57	30	111%
Other	17	15	15	15	-2	-12%
Two or More Races	79	82	97	111	32	41%

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	5,220	6,040	7,057	7,088	1,868	36%
Civilian Jobs	5,220	6,040	7,057	7,088	1,868	36%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	843	843	843	843	0	0%
Developed Acres	757	774	779	780	23	3%
Low Density Single Family	6	6	6	6	0	0%
Single Family	209	209	210	213	4	2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	56	56	56	56	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	9	9	9	--
Industrial	121	106	106	108	-13	-11%
Commercial/Services	69	81	95	95	27	39%
Office	21	23	23	23	1	7%
Schools	62	62	58	58	-5	-7%
Roads and Freeways	156	173	173	173	17	11%
Agricultural and Extractive[2]	17	13	3	0	-17	-100%
Parks and Military Use	40	40	39	39	0	-1%
Vacant Developable Acres	28	12	7	5	-23	-82%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	7	5	-2	-33%
Multiple Family	0	0	0	0	0	0%
Mixed Use	5	0	0	0	-5	-100%
Industrial	7	0	0	0	-7	-100%
Commercial/Services	9	4	0	0	-9	-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	57	57	57	57	0	0%
Employment Density[3]	19.1	22.0	24.6	24.6	5.5	29%
Residential Density[4]	4.6	4.5	4.5	4.7	0.1	3%

GROWTH TRENDS IN JOBS
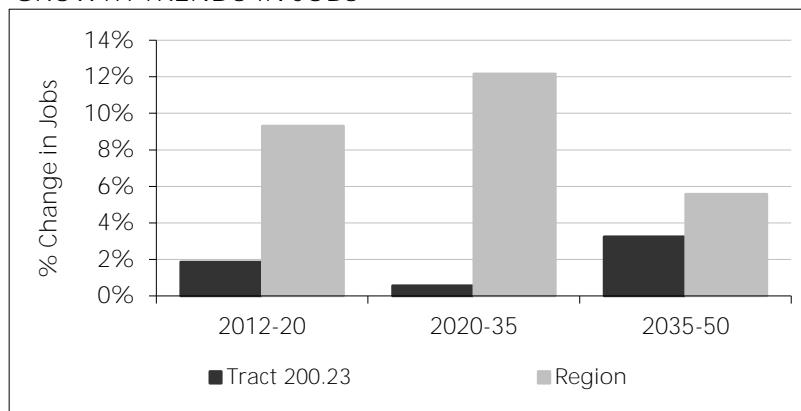
Notes:

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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