POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,076	3,093	4,276	4,188	1,112	36%
Household Population	2,967	3,001	4,148	4,034	1,067	36%
Group Quarters Population	109	92	128	154	45	41%
Civilian	109	92	128	154	45	41%
Military	0	0	0	0	0	0%
Total Housing Units	1,728	1,733	2,251	2,251	523	30%
Single Family	507	507	238	238	-269	-53%
Multiple Family	1,221	1,226	2,013	2,013	792	65%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,640	1,617	2,169	2,102	462	28%
Single Family	481	481	236	232	-249	-52%
Multiple Family	1,159	1,136	1,933	1,870	711	61%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.1%	6.7%	3.6%	6.6%	1.5	29%
Single Family	5.1%	5.1%	0.8%	2.5%	-2.6	-51%
Multiple Family	5.1%	7.3%	4.0%	7.1%	2.0	39%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.81	1.86	1.91	1.92	0.1	6%

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	167	119	136	101	-66	-40%
$15,000-$29,999	249	203	229	172	-77	-31%
$30,000-$44,999	195	162	228	230	35	18%
$45,000-$59,999	222	180	165	168	-54	-24%
$60,000-$74,999	107	139	229	204	97	91%
$75,000-$99,999	162	222	281	211	49	30%
$100,000-$124,999	136	137	239	257	121	89%
$125,000-$149,999	73	142	167	169	96	132%
$150,000-$199,999	130	137	201	254	124	95%
$200,000 or more	199	176	294	336	137	69%
Total Households	1,640	1,617	2,169	2,102	462	28%
Median Household Income Adjusted for inflation ($2010)	$59,122	$75,619	$83,674	$95,853	$36,731	62%

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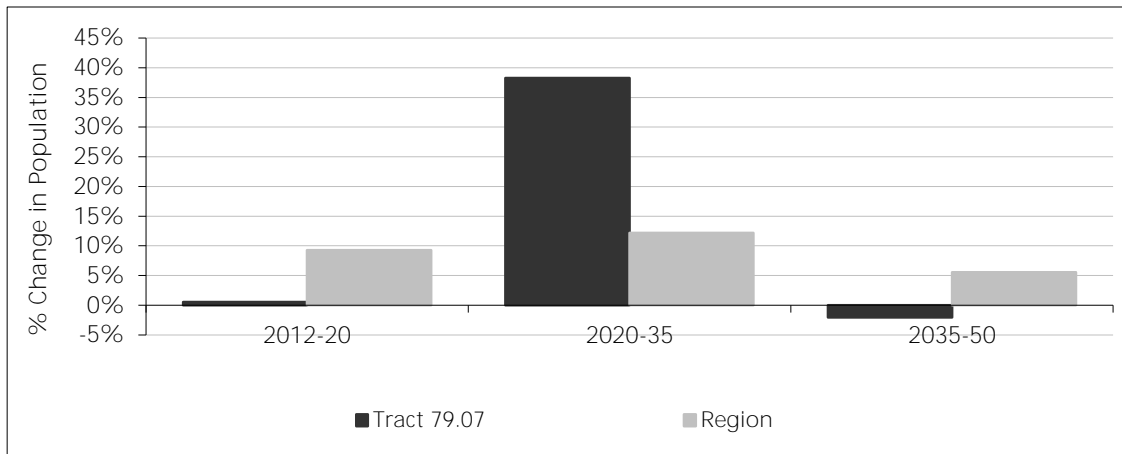
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,076	3,093	4,276	4,188	1,112	36%
Under 5	87	87	114	112	25	29%
5 to 9	28	28	57	56	28	100%
10 to 14	28	28	41	41	13	46%
15 to 17	22	23	25	24	2	9%
18 to 19	22	22	23	23	1	5%
20 to 24	683	685	929	917	234	34%
25 to 29	846	850	1,194	1,162	316	37%
30 to 34	437	439	591	579	142	32%
35 to 39	237	239	324	315	78	33%
40 to 44	154	156	224	219	65	42%
45 to 49	128	129	176	174	46	36%
50 to 54	115	115	157	155	40	35%
55 to 59	108	108	151	149	41	38%
60 to 61	30	30	41	41	11	37%
62 to 64	37	37	63	63	26	70%
65 to 69	42	43	64	60	18	43%
70 to 74	29	29	40	40	11	38%
75 to 79	13	13	13	13	0	0%
80 to 84	12	14	16	16	4	33%
85 and over	18	18	33	29	11	61%
Median Age	28.9	29.0	29.0	29.0	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,076	3,093	4,276	4,188	1,112	36%
Hispanic	372	373	505	497	125	34%
Non-Hispanic	2,704	2,720	3,771	3,691	987	37%
White	2,441	2,455	3,412	3,346	905	37%
Black	42	42	54	54	12	29%
American Indian	8	8	9	7	-1	-13%
Asian	93	93	121	119	26	28%
Hawaiian / Pacific Islander	5	5	16	16	11	220%
Other	17	17	17	17	0	0%
Two or More Races	98	100	142	132	34	35%

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	539	543	709	709	170	32%
Civilian Jobs	539	543	709	709	170	32%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	115	115	115	115	0	0%
Developed Acres	115	115	115	115	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	28	28	12	12	-16	-57%
Multiple Family	28	29	45	45	16	57%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	10	10	10	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	13	12	3	3	-9	-74%
Office	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	45	45	45	45	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	1	1	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density[3]	40.0	40.4	80.5	80.5	40.5	101%
Residential Density[4]	30.8	30.8	36.5	36.5	5.7	19%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 79.07 ■ Region
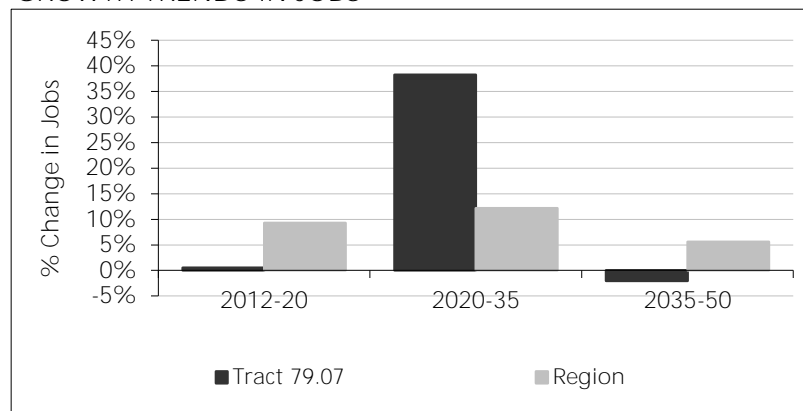
Notes:

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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