SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,421	7,469	7,399	9,048	1,627	22%
Household Population	7,402	7,455	7,376	9,019	1,617	22%
Group Quarters Population	19	14	23	29	10	53%
Civilian	19	14	23	29	10	53%
Military	0	0	0	0	0	0%
Total Housing Units	2,747	2,747	2,693	3,171	424	15%
Single Family	1,041	1,041	1,001	878	-163	-16%
Multiple Family	1,706	1,706	1,692	2,293	587	34%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,532	2,503	2,479	3,027	495	20%
Single Family	989	967	951	835	-154	-16%
Multiple Family	1,543	1,536	1,528	2,192	649	42%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.8%	8.9%	7.9%	4.5%	-3.3	-42%
Single Family	5.0%	7.1%	5.0%	4.9%	-0.1	-2%
Multiple Family	9.6%	10.0%	9.7%	4.4%	-5.2	-54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.92	2.98	2.98	2.98	0.1	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.
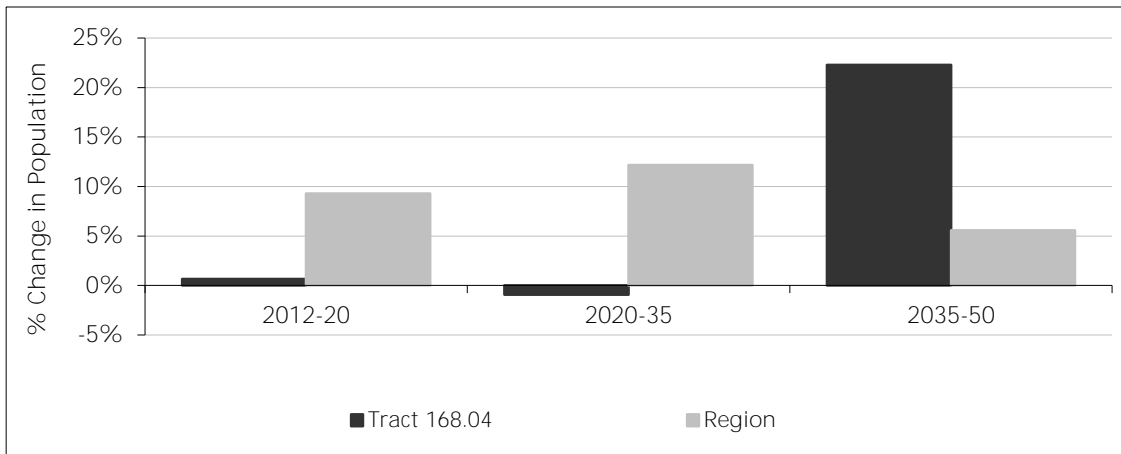
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	7,421	7,469	7,399	9,048	1,627	22%
Under 5	600	693	636	855	255	43%
5 to 9	630	689	654	860	230	37%
10 to 14	524	499	514	625	101	19%
15 to 17	413	342	375	414	1	0%
18 to 19	294	206	222	216	-78	-27%
20 to 24	646	596	586	618	-28	-4%
25 to 29	649	652	574	730	81	12%
30 to 34	563	574	484	691	128	23%
35 to 39	427	496	467	582	155	36%
40 to 44	500	476	541	585	85	17%
45 to 49	503	429	482	502	-1	0%
50 to 54	561	481	515	592	31	6%
55 to 59	395	403	327	457	62	16%
60 to 61	126	151	108	149	23	18%
62 to 64	128	152	121	175	47	37%
65 to 69	198	269	247	333	135	68%
70 to 74	117	187	246	269	152	130%
75 to 79	71	91	148	139	68	96%
80 to 84	45	45	90	121	76	169%
85 and over	31	38	62	135	104	335%
Median Age	29.6	30.5	31.4	31.5	1.9	6%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	7,421	7,469	7,399	9,048	1,627	22%
Hispanic	1,810	2,083	2,440	3,366	1,556	86%
Non-Hispanic	5,611	5,386	4,959	5,682	71	1%
White	5,079	4,832	4,283	4,738	-341	-7%
Black	77	84	103	147	70	91%
American Indian	60	42	16	11	-49	-82%
Asian	89	106	167	261	172	193%
Hawaiian / Pacific Islander	22	24	32	48	26	118%
Other	4	6	11	13	9	225%
Two or More Races	280	292	347	464	184	66%

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	1,661	1,691	1,885	1,905	244	15%
Civilian Jobs	1,661	1,691	1,885	1,905	244	15%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,026	1,026	1,026	1,026	0	0%
Developed Acres	690	692	695	697	7	1%
Low Density Single Family	50	50	50	50	0	0%
Single Family	217	217	210	195	-22	-10%
Multiple Family	58	58	58	78	20	34%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	26	26	26	23	-3	-10%
Commercial/Services	56	59	68	68	12	22%
Office	2	2	2	1	0	-23%
Schools	70	70	70	70	0	0%
Roads and Freeways	112	112	112	112	0	0%
Agricultural and Extractive[2]	61	61	61	61	0	0%
Parks and Military Use	38	38	38	38	0	0%
Vacant Developable Acres	87	84	82	80	-7	-9%
Low Density Single Family	76	76	76	76	0	0%
Single Family	5	5	4	4	-1	-16%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-100%
Commercial/Services	5	3	1	0	-5	-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	249	249	249	249	0	0%
Employment Density[3]	10.8	10.8	11.4	11.7	0.9	8%
Residential Density[4]	8.5	8.5	8.5	9.8	1.4	16%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs for Tract 168.04 (dark) and Region (light) across periods 2012-20, 2020-35, 2035-50.
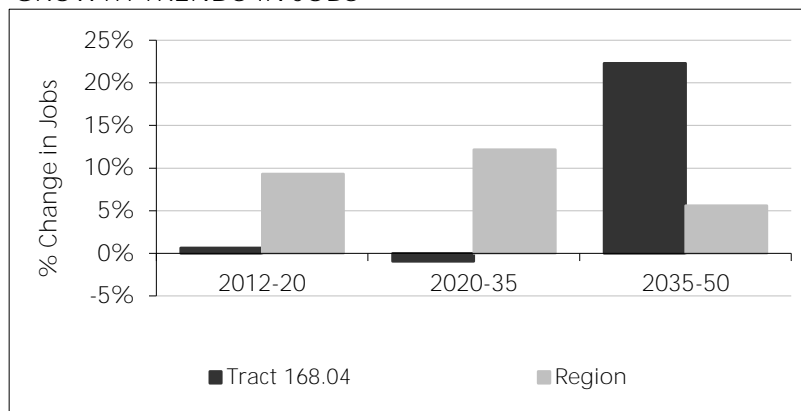
Notes:

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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