POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,837	7,562	7,993	8,808	1,971	29%
Household Population	6,827	7,559	7,989	8,804	1,977	29%
Group Quarters Population	10	3	4	4	-6	-60%
Civilian	10	3	4	4	-6	-60%
Military	0	0	0	0	0	0%
Total Housing Units	2,068	2,217	2,366	2,612	544	26%
Single Family	1,178	1,186	1,356	1,492	314	27%
Multiple Family	813	991	1,010	1,120	307	38%
Mobile Homes	77	40	0	0	-77	-100%
Occupied Housing Units	1,964	2,116	2,264	2,498	534	27%
Single Family	1,144	1,149	1,313	1,446	302	26%
Multiple Family	746	927	951	1,052	306	41%
Mobile Homes	74	40	0	0	-74	-100%
Vacancy Rate	5.0%	4.6%	4.3%	4.4%	-0.6	-12%
Single Family	2.9%	3.1%	3.2%	3.1%	0.2	7%
Multiple Family	8.2%	6.5%	5.8%	6.1%	-2.1	-26%
Mobile Homes	3.9%	0.0%	0.0%	0.0%	-3.9	-100%
Persons per Household	3.48	3.57	3.53	3.52	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	170	151	118	102	-68	-40%
$15,000-$29,999	387	343	331	317	-70	-18%
$30,000-$44,999	416	393	327	355	-61	-15%
$45,000-$59,999	338	277	382	354	16	5%
$60,000-$74,999	219	307	299	316	97	44%
$75,000-$99,999	212	269	328	382	170	80%
$100,000-$124,999	89	153	205	265	176	198%
$125,000-$149,999	56	129	85	154	98	175%
$150,000-$199,999	49	80	164	213	164	335%
$200,000 or more	28	14	25	40	12	43%
Total Households	1,964	2,116	2,264	2,498	534	27%
Median Household Income Adjusted for inflation ($2010)	$45,399	$54,260	$58,979	$65,744	$20,345	45%

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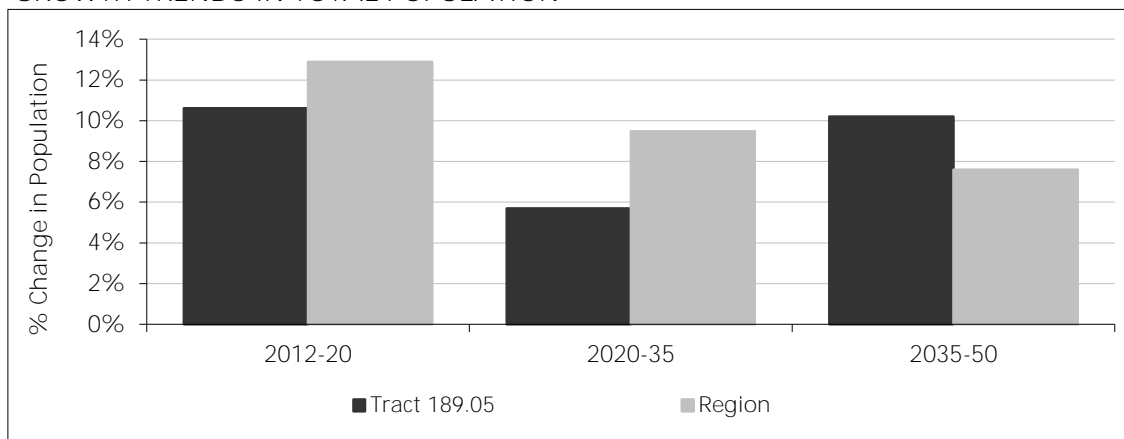
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,837	7,562	7,993	8,808	1,971	29%
Under 5	588	743	724	757	169	29%
5 to 9	571	632	683	725	154	27%
10 to 14	558	574	619	696	138	25%
15 to 17	353	331	338	390	37	10%
18 to 19	270	229	227	253	-17	-6%
20 to 24	752	789	717	762	10	1%
25 to 29	632	753	678	726	94	15%
30 to 34	403	447	486	505	102	25%
35 to 39	362	416	507	486	124	34%
40 to 44	409	404	537	516	107	26%
45 to 49	386	382	415	481	95	25%
50 to 54	360	361	362	460	100	28%
55 to 59	307	355	306	439	132	43%
60 to 61	109	145	134	171	62	57%
62 to 64	161	205	181	221	60	37%
65 to 69	196	279	304	346	150	77%
70 to 74	118	186	242	238	120	102%
75 to 79	94	118	191	181	87	93%
80 to 84	105	102	187	205	100	95%
85 and over	103	111	155	250	147	143%
Median Age	27.6	28.2	30.1	30.9	3.3	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,837	7,562	7,993	8,808	1,971	29%
Hispanic	4,332	5,210	6,137	7,202	2,870	66%
Non-Hispanic	2,505	2,352	1,856	1,606	-899	-36%
White	2,092	1,933	1,438	1,173	-919	-44%
Black	127	127	101	78	-49	-39%
American Indian	19	14	10	8	-11	-58%
Asian	100	108	132	155	55	55%
Hawaiian / Pacific Islander	18	16	14	17	-1	-6%
Other	16	12	10	10	-6	-38%
Two or More Races	133	142	151	165	32	24%

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	1,692	1,692	1,747	1,764	72	4%
Civilian Jobs	1,692	1,692	1,747	1,764	72	4%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	702	702	702	702	0	0%
Developed Acres	588	589	657	684	95	16%
Low Density Single Family	3	3	3	3	0	0%
Single Family	332	338	428	459	127	38%
Multiple Family	37	44	44	49	11	30%
Mobile Homes	6	3	0	0	-6	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	10	9	11	11	1	6%
Commercial/Services	65	65	74	74	9	14%
Office	8	8	1	1	-7	-89%
Schools	4	4	4	4	0	0%
Roads and Freeways	81	81	81	81	0	0%
Agricultural and Extractive[2]	34	34	11	2	-32	-94%
Parks and Military Use	8	1	1	1	-7	-91%
Vacant Developable Acres	113	113	45	18	-95	-84%
Low Density Single Family	0	0	0	0	0	0%
Single Family	100	100	32	9	-90	-91%
Multiple Family	10	9	9	5	-4	-47%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	1	1	1	0	0	-35%
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]	19.4	19.7	19.6	19.7	0.3	2%
Residential Density[4]	5.5	5.7	5.0	5.1	-0.4	-7%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 189.05 ■ Region
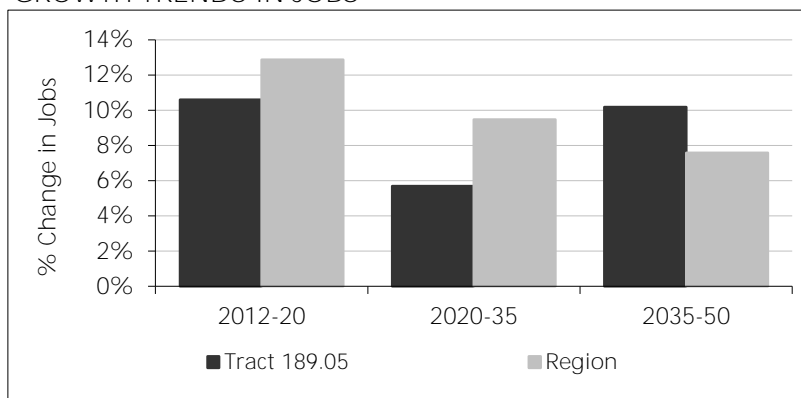
Notes:

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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