SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,306	5,620	6,577	6,545	1,239	23%
Household Population	5,285	5,601	6,557	6,525	1,240	23%
Group Quarters Population	21	19	20	20	-1	-5%
Civilian	21	19	20	20	-1	-5%
Military	0	0	0	0	0	0%
Total Housing Units	1,779	1,851	2,157	2,161	382	21%
Single Family	1,519	1,591	1,896	1,899	380	25%
Multiple Family	260	260	261	262	2	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,768	1,836	2,148	2,145	377	21%
Single Family	1,508	1,576	1,887	1,883	375	25%
Multiple Family	260	260	261	262	2	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.6%	0.8%	0.4%	0.7%	0.1	17%
Single Family	0.7%	0.9%	0.5%	0.8%	0.1	14%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.99	3.05	3.05	3.04	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.
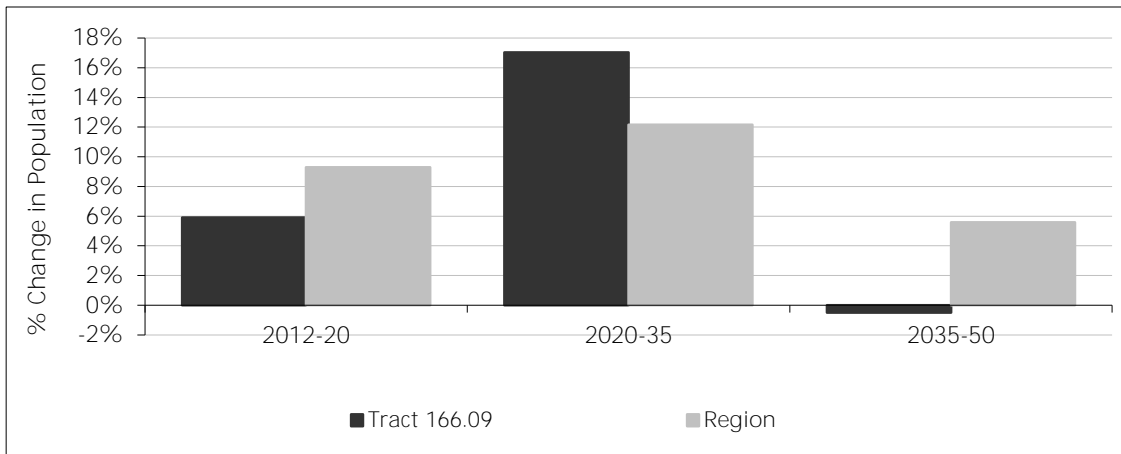
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	5,306	5,620	6,577	6,545	1,239	23%
Under 5	319	388	400	468	149	47%
5 to 9	336	391	419	483	147	44%
10 to 14	420	420	523	521	101	24%
15 to 17	265	235	326	290	25	9%
18 to 19	197	135	179	123	-74	-38%
20 to 24	430	413	482	393	-37	-9%
25 to 29	269	284	286	296	27	10%
30 to 34	350	372	349	437	87	25%
35 to 39	334	417	423	459	125	37%
40 to 44	398	399	508	439	41	10%
45 to 49	426	380	508	417	-9	-2%
50 to 54	463	393	518	450	-13	-3%
55 to 59	390	408	391	427	37	9%
60 to 61	101	125	105	119	18	18%
62 to 64	168	218	212	258	90	54%
65 to 69	228	332	370	421	193	85%
70 to 74	92	166	257	229	137	149%
75 to 79	47	67	143	121	74	157%
80 to 84	43	46	117	101	58	135%
85 and over	30	31	61	93	63	210%
Median Age	36.0	37.1	38.8	37.8	1.8	5%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	5,306	5,620	6,577	6,545	1,239	23%
Hispanic	798	956	1,270	1,389	591	74%
Non-Hispanic	4,508	4,664	5,307	5,156	648	14%
White	4,081	4,194	4,680	4,475	394	10%
Black	62	70	83	86	24	39%
American Indian	32	25	17	11	-21	-66%
Asian	109	126	195	221	112	103%
Hawaiian / Pacific Islander	20	22	24	28	8	40%
Other	3	3	3	3	0	0%
Two or More Races	201	224	305	332	131	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	220	220	220	220	0	0%
Civilian Jobs	220	220	220	220	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,080	1,080	1,080	1,080	0	0%
Developed Acres	669	735	1,032	1,047	378	56%
Low Density Single Family	22	22	52	67	45	202%
Single Family	241	307	574	574	333	138%
Multiple Family	12	12	12	12	0	0%
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	7	7	7	7	0	-2%
Commercial/Services	3	3	3	3	0	0%
Office	0	0	0	0	0	0%
Schools	17	17	17	17	0	0%
Roads and Freeways	89	89	89	89	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	278	278	278	278	0	0%
Vacant Developable Acres	398	333	35	20	-378	-95%
Low Density Single Family	62	62	32	17	-45	-72%
Single Family	336	270	3	3	-333	-99%
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	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	13	13	13	13	0	0%
Employment Density[3]	7.9	8.0	8.0	8.0	0.0	1%
Residential Density[4]	6.5	5.4	3.4	3.3	-3.2	-49%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 166.09   ■ Region
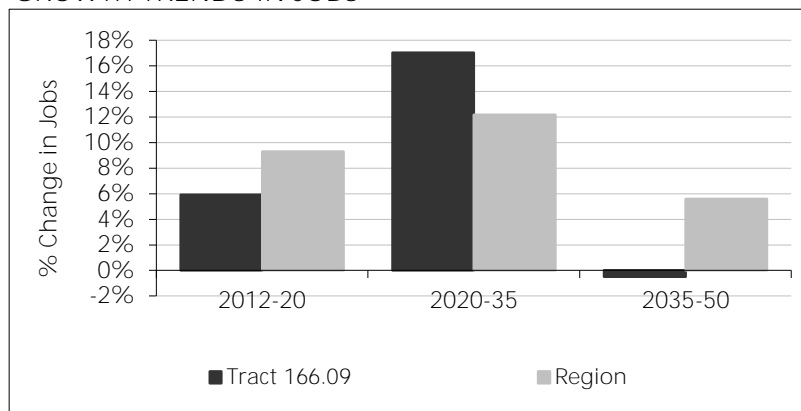
Notes:

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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