SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,218	5,323	5,388	5,408	190	4%
Household Population	5,114	5,228	5,264	5,269	155	3%
Group Quarters Population	104	95	124	139	35	34%
Civilian	104	95	124	139	35	34%
Military	0	0	0	0	0	0%
Total Housing Units	1,506	1,507	1,514	1,516	10	1%
Single Family	1,041	1,042	1,045	1,047	6	1%
Multiple Family	388	388	392	392	4	1%
Mobile Homes	77	77	77	77	0	0%
Occupied Housing Units	1,424	1,406	1,423	1,436	12	1%
Single Family	1,007	997	1,006	1,020	13	1%
Multiple Family	345	336	344	344	-1	0%
Mobile Homes	72	73	73	72	0	0%
Vacancy Rate	5.4%	6.7%	6.0%	5.3%	-0.1	-2%
Single Family	3.3%	4.3%	3.7%	2.6%	-0.7	-21%
Multiple Family	11.1%	13.4%	12.2%	12.2%	1.1	10%
Mobile Homes	6.5%	5.2%	5.2%	6.5%	0.0	0%
Persons per Household	3.59	3.72	3.70	3.67	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.
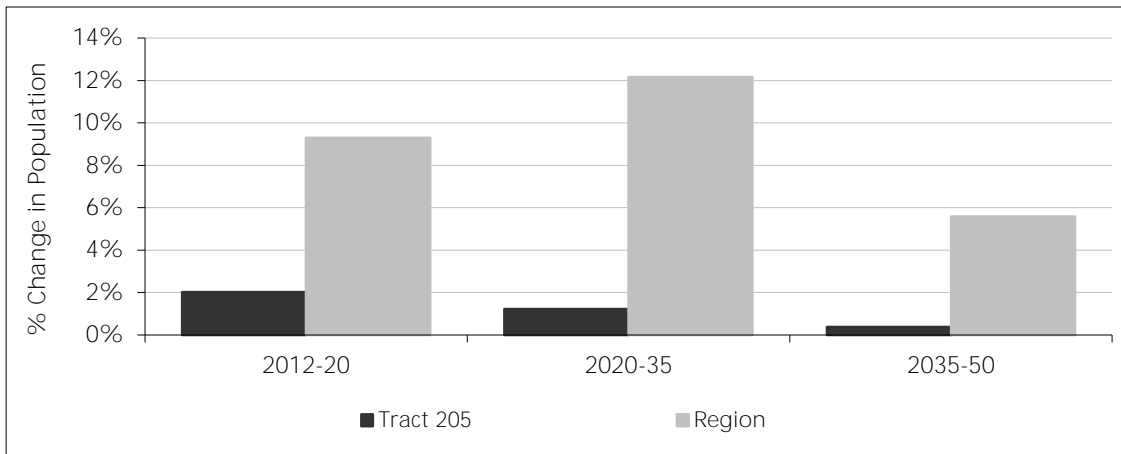
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,218	5,323	5,388	5,408	190	4%
Under 5	447	510	468	440	-7	-2%
5 to 9	480	481	499	487	7	1%
10 to 14	405	383	394	409	4	1%
15 to 17	267	229	221	236	-31	-12%
18 to 19	178	140	129	134	-44	-25%
20 to 24	409	404	350	366	-43	-11%
25 to 29	429	466	396	382	-47	-11%
30 to 34	394	398	414	389	-5	-1%
35 to 39	352	366	435	378	26	7%
40 to 44	351	317	402	354	3	1%
45 to 49	321	311	328	365	44	14%
50 to 54	287	287	272	316	29	10%
55 to 59	238	265	217	284	46	19%
60 to 61	67	87	80	93	26	39%
62 to 64	85	105	92	96	11	13%
65 to 69	107	149	167	175	68	64%
70 to 74	84	121	139	120	36	43%
75 to 79	62	75	126	131	69	111%
80 to 84	74	67	95	90	16	22%
85 and over	181	162	164	163	-18	-10%
Median Age	29.9	30.6	32.9	33.2	3.3	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,218	5,323	5,388	5,408	190	4%
Hispanic	3,730	4,016	4,520	4,854	1,124	30%
Non-Hispanic	1,488	1,307	868	554	-934	-63%
White	1,193	1,007	544	234	-959	-80%
Black	41	43	50	54	13	32%
American Indian	10	7	7	7	-3	-30%
Asian	169	172	183	173	4	2%
Hawaiian / Pacific Islander	5	6	10	13	8	160%
Other	5	5	5	5	0	0%
Two or More Races	65	67	69	68	3	5%

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	3,227	3,481	3,517	3,517	290	9%
Civilian Jobs	3,227	3,481	3,517	3,517	290	9%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	513	513	513	513	0	0%
Developed Acres	499	503	504	505	6	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	164	164	166	166	2	1%
Multiple Family	14	14	14	14	0	0%
Mobile Homes	4	4	4	4	0	0%
Other Residential	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	32	25	25	25	-7	-22%
Commercial/Services	68	75	75	75	7	11%
Office	10	10	10	10	0	1%
Schools	34	30	30	30	-4	-11%
Roads and Freeways	162	169	169	169	7	5%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	10	5	4	3	-6	-66%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	5	4	3	-2	-40%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	4	0	0	0	-4	-100%
Office	0	0	0	0	0	-100%
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	5	5	5	5	0	0%
Employment Density[3]	22.4	24.7	24.9	24.9	2.5	11%
Residential Density[4]	8.0	8.0	8.0	7.9	0.0	0%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs for Tract 205 and Region across periods 2012-20, 2020-35, 2035-50.
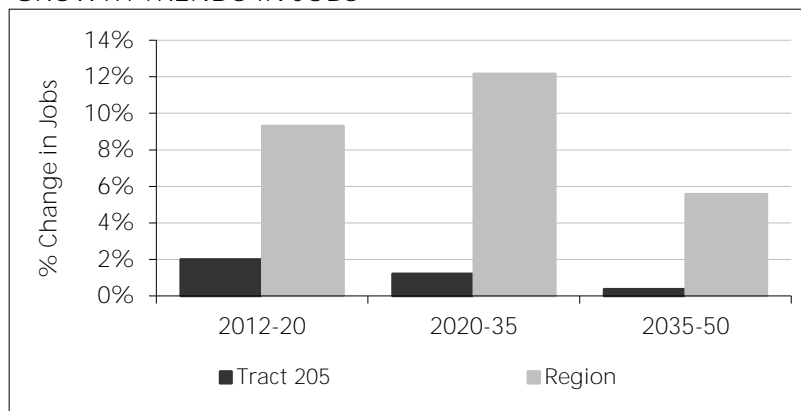
Notes:

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

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