SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,113	4,162	4,179	4,144	31	1%
Household Population	4,113	4,162	4,179	4,144	31	1%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,122	1,124	1,124	1,124	2	0%
Single Family	894	894	894	894	0	0%
Multiple Family	228	230	230	230	2	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,076	1,078	1,075	1,066	-10	-1%
Single Family	883	883	885	883	0	0%
Multiple Family	193	195	190	183	-10	-5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.1%	4.1%	4.4%	5.2%	1.1	27%
Single Family	1.2%	1.2%	1.0%	1.2%	0.0	0%
Multiple Family	15.4%	15.2%	17.4%	20.4%	5.0	32%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.82	3.86	3.89	3.89	0.1	2%

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	50	73	60	41	-9	-18%
$15,000-$29,999	78	140	104	96	18	23%
$30,000-$44,999	129	140	161	137	8	6%
$45,000-$59,999	155	148	116	92	-63	-41%
$60,000-$74,999	149	139	127	163	14	9%
$75,000-$99,999	166	197	211	211	45	27%
$100,000-$124,999	109	119	126	124	15	14%
$125,000-$149,999	106	39	76	83	-23	-22%
$150,000-$199,999	101	52	47	59	-42	-42%
$200,000 or more	33	31	47	60	27	82%
Total Households	1,076	1,078	1,075	1,066	-10	-1%
Median Household Income Adjusted for inflation ($2010)	$72,685	$64,101	$71,398	$75,474	$2,789	4%

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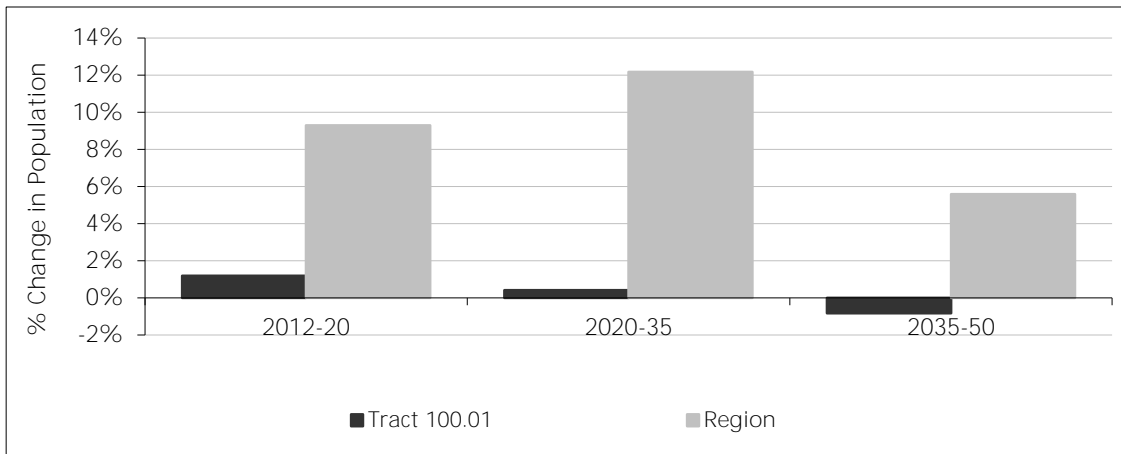
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	4,113	4,162	4,179	4,144	31	1%
Under 5	332	354	317	266	-66	-20%
5 to 9	255	245	239	215	-40	-16%
10 to 14	278	250	227	231	-47	-17%
15 to 17	226	195	185	184	-42	-19%
18 to 19	179	140	148	130	-49	-27%
20 to 24	381	347	257	262	-119	-31%
25 to 29	309	309	241	220	-89	-29%
30 to 34	289	262	251	211	-78	-27%
35 to 39	226	220	244	191	-35	-15%
40 to 44	229	187	202	109	-120	-52%
45 to 49	287	260	247	234	-53	-18%
50 to 54	216	228	207	255	39	18%
55 to 59	216	241	216	284	68	31%
60 to 61	58	74	77	105	47	81%
62 to 64	125	138	145	158	33	26%
65 to 69	147	216	245	254	107	73%
70 to 74	152	233	317	311	159	105%
75 to 79	99	131	249	273	174	176%
80 to 84	73	81	114	151	78	107%
85 and over	36	51	51	100	64	178%
Median Age	31.7	34.6	39.6	46.1	14.4	45%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	4,113	4,162	4,179	4,144	31	1%
Hispanic	2,653	2,932	3,047	3,238	585	22%
Non-Hispanic	1,460	1,230	1,132	906	-554	-38%
White	462	370	222	60	-402	-87%
Black	125	103	104	97	-28	-22%
American Indian	3	0	0	0	-3	-100%
Asian	717	622	679	649	-68	-9%
Hawaiian / Pacific Islander	27	25	13	0	-27	-100%
Other	6	2	1	0	-6	-100%
Two or More Races	120	108	113	100	-20	-17%

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	522	533	533	533	11	2%
Civilian Jobs	522	533	533	533	11	2%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	527	527	527	527	0	0%
Developed Acres	495	495	495	495	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	129	129	129	129	0	0%
Multiple Family	10	10	10	10	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	0	0	0	0	0	0%
Commercial/Services	12	12	12	12	0	0%
Office	0	0	0	0	0	0%
Schools	55	55	55	55	0	0%
Roads and Freeways	94	94	94	94	0	0%
Agricultural and Extractive[2]	5	5	5	5	0	0%
Parks and Military Use	191	191	191	191	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	32	32	32	32	0	0%
Employment Density[3]	7.8	7.9	7.9	7.9	0.2	2%
Residential Density[4]	8.1	8.1	8.1	8.1	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 100.01   ■ Region
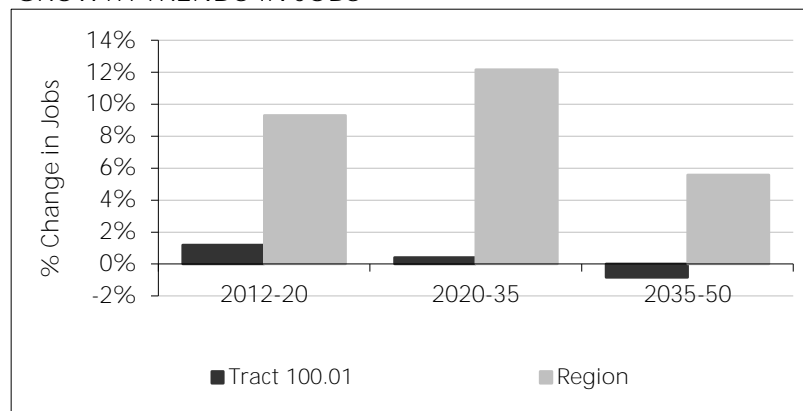
Notes:

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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