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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	721	793	921	905	184	26%
Household Population	716	792	914	892	176	25%
Group Quarters Population	5	1	7	13	8	160%
Civilian	5	1	7	13	8	160%
Military	0	0	0	0	0	0%
Total Housing Units	419	435	476	475	56	13%
Single Family	351	367	408	407	56	16%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	68	68	68	68	0	0%
Occupied Housing Units	356	362	410	399	43	12%
Single Family	328	334	383	374	46	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	28	28	27	25	-3	-11%
Vacancy Rate	15.0%	16.8%	13.9%	16.0%	1.0	7%
Single Family	6.6%	9.0%	6.1%	8.1%	1.5	23%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	58.8%	58.8%	60.3%	63.2%	4.4	7%
Persons per Household	2.01	2.19	2.23	2.24	0.2	11%

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	74	51	55	49	-25	-34%
$15,000-$29,999	59	36	36	31	-28	-47%
$30,000-$44,999	15	39	30	30	15	100%
$45,000-$59,999	25	48	55	34	9	36%
$60,000-$74,999	32	19	28	45	13	41%
$75,000-$99,999	23	44	49	35	12	52%
$100,000-$124,999	36	29	41	52	16	44%
$125,000-$149,999	24	22	28	15	-9	-38%
$150,000-$199,999	38	28	24	36	-2	-5%
$200,000 or more	30	46	64	72	42	140%
Total Households	356	362	410	399	43	12%
Median Household Income Adjusted for inflation ($2010)	$62,344	$65,526	$75,510	$82,500	$20,156	32%

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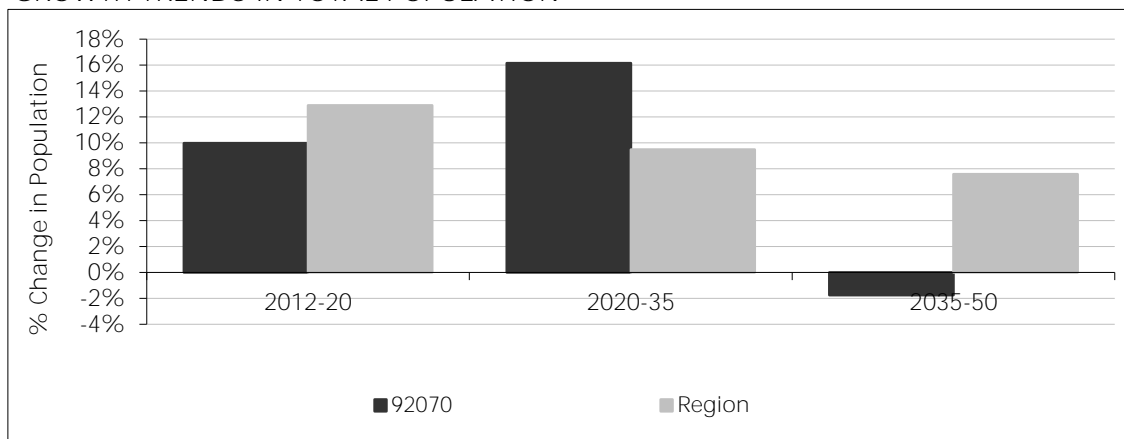
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	721	793	921	905	184	26%
Under 5	24	19	26	29	5	21%
5 to 9	21	42	42	40	19	90%
10 to 14	31	40	32	36	5	16%
15 to 17	20	21	20	15	-5	-25%
18 to 19	28	12	11	8	-20	-71%
20 to 24	32	22	15	18	-14	-44%
25 to 29	20	26	24	25	5	25%
30 to 34	37	33	27	43	6	16%
35 to 39	41	36	34	33	-8	-20%
40 to 44	33	22	32	26	-7	-21%
45 to 49	31	26	54	42	11	35%
50 to 54	56	46	54	42	-14	-25%
55 to 59	70	84	74	79	9	13%
60 to 61	31	33	27	28	-3	-10%
62 to 64	38	66	53	67	29	76%
65 to 69	58	92	95	96	38	66%
70 to 74	87	82	117	105	18	21%
75 to 79	18	49	77	64	46	256%
80 to 84	7	18	54	33	26	371%
85 and over	38	24	53	76	38	100%
Median Age	53.8	58.1	61.1	61.2	7.4	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	721	793	921	905	184	26%
Hispanic	86	131	180	192	106	123%
Non-Hispanic	635	662	741	713	78	12%
White	510	548	641	614	104	20%
Black	10	15	18	15	5	50%
American Indian	76	56	17	6	-70	-92%
Asian	17	20	32	39	22	129%
Hawaiian / Pacific Islander	2	1	3	2	0	0%
Other	1	0	1	0	-1	-100%
Two or More Races	19	22	29	37	18	95%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	400	421	489	715	315	79%
Civilian Jobs	400	421	489	715	315	79%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	84,232	84,232	84,232	84,232	0	0%
Developed Acres	11,484	12,147	13,728	13,922	2,439	21%
Low Density Single Family	2,711	3,373	4,948	5,133	2,422	89%
Single Family	30	30	31	30	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	50	50	50	50	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	151	151	151	151	0	0%
Commercial/Services	919	923	928	946	27	3%
Office	2	0	0	0	-2	-96%
Schools	0	0	0	0	0	0%
Roads and Freeways	600	600	600	600	0	0%
Agricultural and Extractive[2]	6,440	6,440	6,439	6,432	-8	0%
Parks and Military Use	580	580	580	580	0	0%
Vacant Developable Acres	18,278	17,614	16,034	15,839	-2,439	-13%
Low Density Single Family	18,241	17,580	16,005	15,820	-2,422	-13%
Single Family	6	5	3	3	-3	-55%
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	30	30	26	17	-13	-44%
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	54,470	54,470	54,470	54,470	0	0%
Employment Density[3]	0.4	0.4	0.5	0.7	0.3	75%
Residential Density[4]	0.2	0.1	0.1	0.1	-0.1	-39%

GROWTH TRENDS IN JOBS
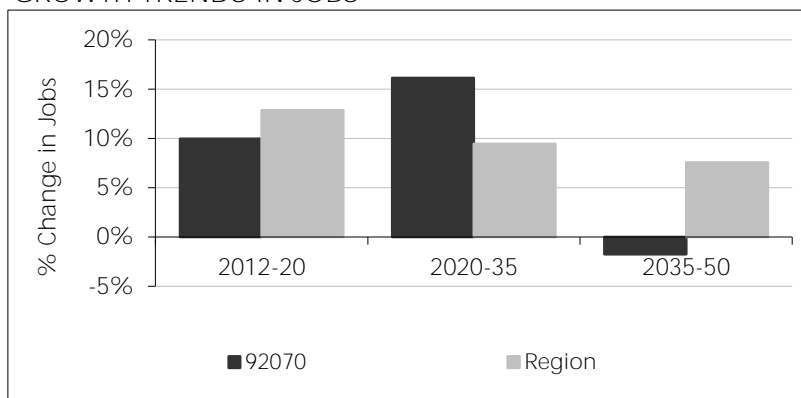
Notes:

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

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