POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,228	4,360	5,606	5,970	1,742	41%
Household Population	4,164	4,300	5,530	5,885	1,721	41%
Group Quarters Population	64	60	76	85	21	33%
Civilian	64	60	76	85	21	33%
Military	0	0	0	0	0	0%
Total Housing Units	2,393	2,397	2,993	3,189	796	33%
Single Family	1,315	1,323	1,234	1,214	-101	-8%
Multiple Family	1,078	1,074	1,759	1,975	897	83%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,262	2,256	2,889	3,096	834	37%
Single Family	1,253	1,250	1,187	1,181	-72	-6%
Multiple Family	1,009	1,006	1,702	1,915	906	90%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.5%	5.9%	3.5%	2.9%	-2.6	-47%
Single Family	4.7%	5.5%	3.8%	2.7%	-2.0	-43%
Multiple Family	6.4%	6.3%	3.2%	3.0%	-3.4	-53%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.84	1.91	1.91	1.90	0.1	3%

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.
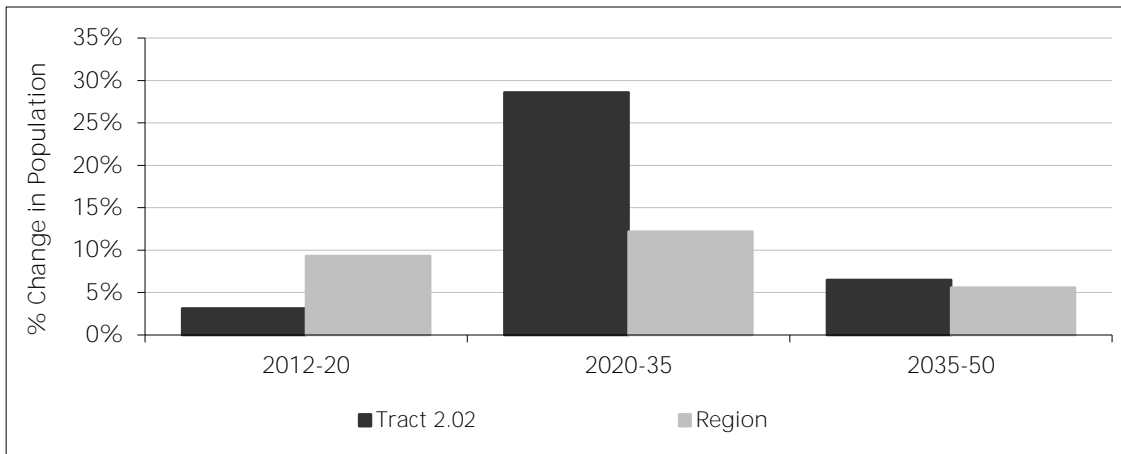
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,228	4,360	5,606	5,970	1,742	41%
Under 5	216	254	345	418	202	94%
5 to 9	181	193	267	331	150	83%
10 to 14	121	105	161	183	62	51%
15 to 17	88	75	140	132	44	50%
18 to 19	37	26	49	52	15	41%
20 to 24	154	152	192	182	28	18%
25 to 29	442	447	465	513	71	16%
30 to 34	525	522	533	668	143	27%
35 to 39	408	479	542	592	184	45%
40 to 44	360	337	480	439	79	22%
45 to 49	318	264	389	343	25	8%
50 to 54	289	233	292	258	-31	-11%
55 to 59	290	282	283	325	35	12%
60 to 61	128	148	149	191	63	49%
62 to 64	132	151	151	191	59	45%
65 to 69	184	244	287	325	141	77%
70 to 74	116	191	292	257	141	122%
75 to 79	77	100	205	140	63	82%
80 to 84	88	83	224	194	106	120%
85 and over	74	74	160	236	162	219%
Median Age	39.3	39.2	41.1	39.3	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,228	4,360	5,606	5,970	1,742	41%
Hispanic	632	804	1,376	1,761	1,129	179%
Non-Hispanic	3,596	3,556	4,230	4,209	613	17%
White	3,150	3,082	3,526	3,380	230	7%
Black	94	95	98	81	-13	-14%
American Indian	13	11	7	1	-12	-92%
Asian	205	229	386	483	278	136%
Hawaiian / Pacific Islander	9	8	12	15	6	67%
Other	8	3	0	0	-8	-100%
Two or More Races	117	128	201	249	132	113%

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	872	921	977	977	105	12%
Civilian Jobs	872	921	977	977	105	12%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	316	316	316	316	0	0%
Developed Acres	308	308	313	314	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	133	134	125	123	-10	-8%
Multiple Family	30	30	45	47	17	56%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	0	0	-2	-95%
Mixed Use	0	2	4	6	6	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	5	4	2	0	-5	-92%
Office	0	0	0	0	0	0%
Schools	7	7	7	7	0	0%
Roads and Freeways	98	98	98	98	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	32	32	32	32	0	0%
Vacant Developable Acres	7	7	2	1	-6	-81%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	-9%
Multiple Family	5	5	1	0	-5	-100%
Mixed Use	1	1	0	0	-1	-100%
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	1	1	1	1	0	0%
Employment Density[3]	71.1	79.0	88.2	95.0	23.9	34%
Residential Density[4]	14.4	14.4	17.4	18.3	3.9	27%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 2.02 ■ Region
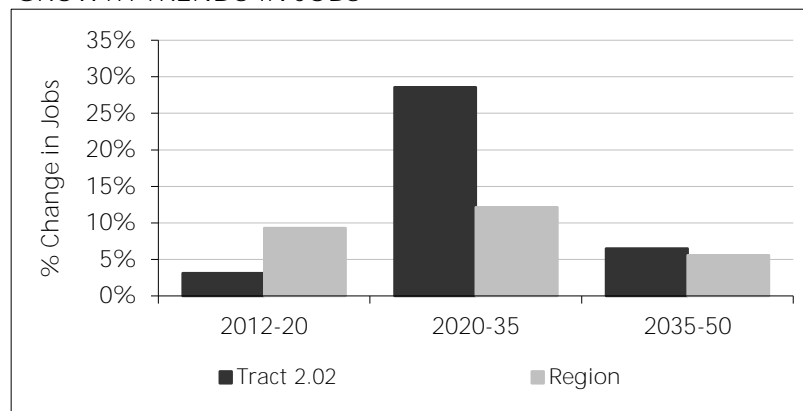
Notes:

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
SANDAG
www.sandag.org

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