SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,458	8,006	8,274	8,744	1,286	17%
Household Population	7,458	8,006	8,274	8,744	1,286	17%
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	3,298	3,446	3,520	3,753	455	14%
Single Family	1,322	1,422	1,421	1,505	183	14%
Multiple Family	901	949	1,024	1,173	272	30%
Mobile Homes	1,075	1,075	1,075	1,075	0	0%
Occupied Housing Units	3,185	3,335	3,425	3,609	424	13%
Single Family	1,248	1,350	1,364	1,436	188	15%
Multiple Family	879	926	1,006	1,136	257	29%
Mobile Homes	1,058	1,059	1,055	1,037	-21	-2%
Vacancy Rate	3.4%	3.2%	2.7%	3.8%	0.4	12%
Single Family	5.6%	5.1%	4.0%	4.6%	-1.0	-18%
Multiple Family	2.4%	2.4%	1.8%	3.2%	0.8	33%
Mobile Homes	1.6%	1.5%	1.9%	3.5%	1.9	119%
Persons per Household	2.34	2.40	2.42	2.42	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.
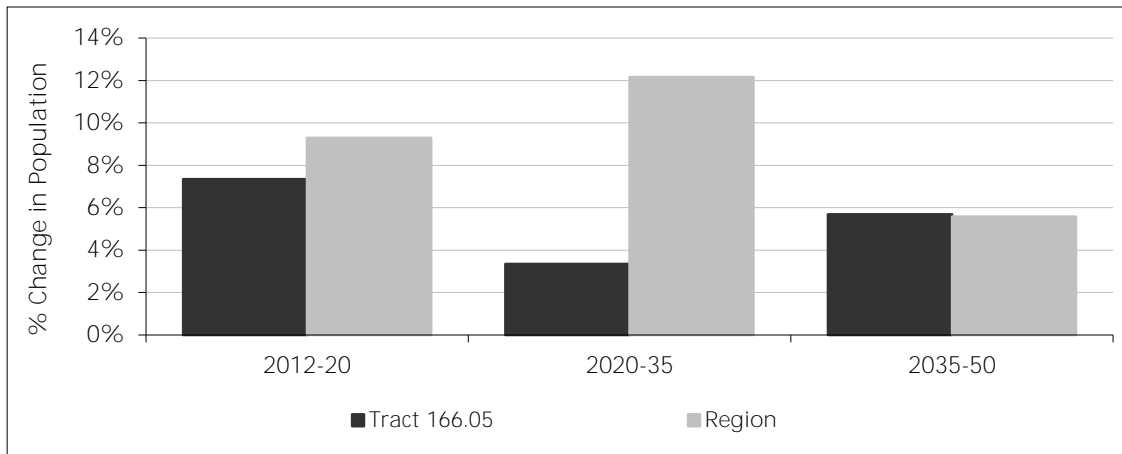
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,458	8,006	8,274	8,744	1,286	17%
Under 5	496	585	491	557	61	12%
5 to 9	432	494	469	548	116	27%
10 to 14	433	432	472	497	64	15%
15 to 17	278	229	243	253	-25	-9%
18 to 19	169	120	129	115	-54	-32%
20 to 24	414	365	352	317	-97	-23%
25 to 29	534	552	466	521	-13	-2%
30 to 34	563	593	501	628	65	12%
35 to 39	425	513	465	523	98	23%
40 to 44	441	426	469	444	3	1%
45 to 49	477	413	427	390	-87	-18%
50 to 54	555	474	494	466	-89	-16%
55 to 59	535	552	454	555	20	4%
60 to 61	159	197	154	167	8	5%
62 to 64	253	299	238	291	38	15%
65 to 69	351	493	439	514	163	46%
70 to 74	321	540	646	565	244	76%
75 to 79	242	336	602	488	246	102%
80 to 84	189	191	416	370	181	96%
85 and over	191	202	347	535	344	180%
Median Age	39.8	41.4	45.9	44.7	4.9	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,458	8,006	8,274	8,744	1,286	17%
Hispanic	1,294	1,565	1,813	2,083	789	61%
Non-Hispanic	6,164	6,441	6,461	6,661	497	8%
White	5,421	5,611	5,469	5,504	83	2%
Black	141	158	168	186	45	32%
American Indian	43	32	12	5	-38	-88%
Asian	296	346	478	579	283	96%
Hawaiian / Pacific Islander	34	39	33	35	1	3%
Other	7	4	1	4	-3	-43%
Two or More Races	222	251	300	348	126	57%

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	2,667	2,780	2,883	2,899	232	9%
Civilian Jobs	2,667	2,780	2,883	2,899	232	9%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,388	1,388	1,388	1,388	0	0%
Developed Acres	779	944	957	1,017	239	31%
Low Density Single Family	0	10	10	24	24	--
Single Family	230	326	326	359	130	57%
Multiple Family	54	56	62	75	21	38%
Mobile Homes	138	138	138	138	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	7	7	7	7	0	0%
Commercial/Services	31	85	85	85	54	174%
Office	0	0	0	0	0	0%
Schools	95	97	101	101	6	7%
Roads and Freeways	177	177	177	177	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	47	47	50	50	3	7%
Vacant Developable Acres	268	103	90	30	-239	-89%
Low Density Single Family	39	29	29	15	-24	-63%
Single Family	148	51	50	12	-137	-92%
Multiple Family	17	14	11	3	-14	-83%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	54	0	0	0	-54	-99%
Office	0	0	0	0	0	0%
Schools	6	5	0	0	-6	-100%
Parks and Other	3	3	0	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	342	342	342	342	0	0%
Employment Density[3]	20.1	14.7	14.9	15.0	-5.1	-25%
Residential Density[4]	7.8	6.5	6.6	6.3	-1.5	-20%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 166.05   ■ Region
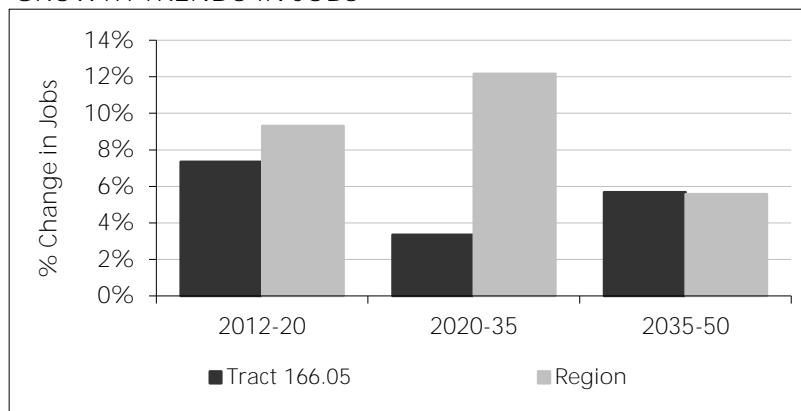
Notes:

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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