SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,937	4,121	4,148	4,149	212	5%
Household Population	3,932	4,117	4,137	4,135	203	5%
Group Quarters Population	5	4	11	14	9	180%
Civilian	5	4	11	14	9	180%
Military	0	0	0	0	0	0%
Total Housing Units	1,487	1,514	1,520	1,520	33	2%
Single Family	1,371	1,390	1,396	1,396	25	2%
Multiple Family	116	124	124	124	8	7%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,474	1,509	1,516	1,513	39	3%
Single Family	1,359	1,385	1,392	1,389	30	2%
Multiple Family	115	124	124	124	9	8%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.9%	0.3%	0.3%	0.5%	-0.4	-44%
Single Family	0.9%	0.4%	0.3%	0.5%	-0.4	-44%
Multiple Family	0.9%	0.0%	0.0%	0.0%	-0.9	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.67	2.73	2.73	2.73	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	92	86	88	86	-6	-7%
$15,000-$29,999	62	64	44	34	-28	-45%
$30,000-$44,999	158	66	51	54	-104	-66%
$45,000-$59,999	115	98	108	70	-45	-39%
$60,000-$74,999	96	110	88	80	-16	-17%
$75,000-$99,999	223	122	88	116	-107	-48%
$100,000-$124,999	182	164	163	149	-33	-18%
$125,000-$149,999	115	94	114	122	7	6%
$150,000-$199,999	156	227	236	181	25	16%
$200,000 or more	275	478	536	621	346	126%
Total Households	1,474	1,509	1,516	1,513	39	3%
Median Household Income Adjusted for inflation ($2010)	$98,991	$136,835	$152,966	$162,569	$63,578	64%

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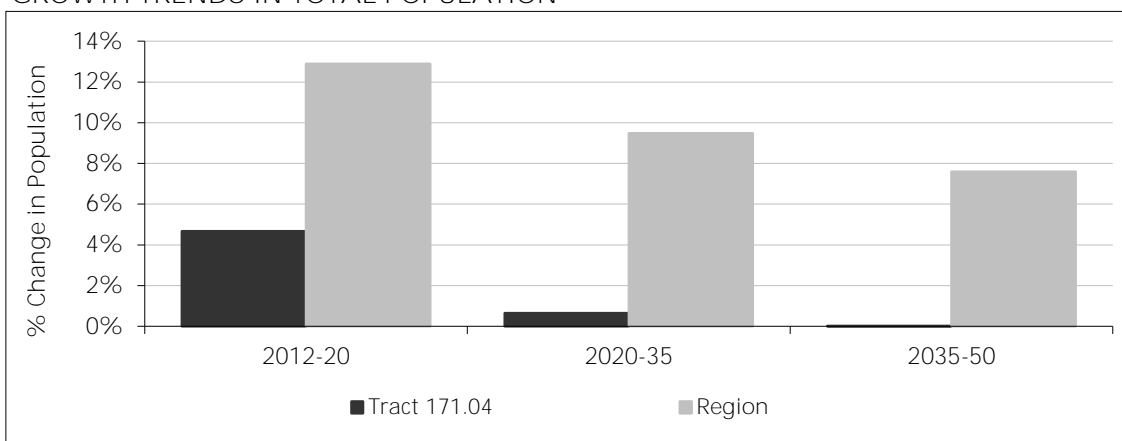
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,937	4,121	4,148	4,149	212	5%
Under 5	199	223	169	229	30	15%
5 to 9	221	255	251	295	74	33%
10 to 14	305	284	312	309	4	1%
15 to 17	220	186	197	155	-65	-30%
18 to 19	155	90	123	88	-67	-43%
20 to 24	170	158	133	93	-77	-45%
25 to 29	139	153	133	146	7	5%
30 to 34	200	219	184	230	30	15%
35 to 39	203	249	213	227	24	12%
40 to 44	273	267	260	228	-45	-16%
45 to 49	284	236	251	175	-109	-38%
50 to 54	336	265	303	226	-110	-33%
55 to 59	402	417	272	289	-113	-28%
60 to 61	133	162	122	121	-12	-9%
62 to 64	164	199	136	157	-7	-4%
65 to 69	206	297	256	280	74	36%
70 to 74	100	183	233	205	105	105%
75 to 79	79	114	223	172	93	118%
80 to 84	64	71	177	172	108	169%
85 and over	84	93	200	352	268	319%
Median Age	42.9	44.6	47.0	47.1	4.2	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,937	4,121	4,148	4,149	212	5%
Hispanic	469	562	632	688	219	47%
Non-Hispanic	3,468	3,559	3,516	3,461	-7	0%
White	3,162	3,239	3,158	3,083	-79	-2%
Black	18	19	16	10	-8	-44%
American Indian	5	5	0	0	-5	-100%
Asian	173	184	227	246	73	42%
Hawaiian / Pacific Islander	1	0	4	6	5	500%
Other	17	14	3	0	-17	-100%
Two or More Races	92	98	108	116	24	26%

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	747	759	787	787	40	5%
Civilian Jobs	747	759	787	787	40	5%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	550	550	550	550	0	0%
Developed Acres	513	526	530	530	17	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	329	340	344	344	15	4%
Multiple Family	8	8	8	8	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	2	2	2	2	--
Industrial	0	0	0	0	0	0%
Commercial/Services	5	5	5	5	0	0%
Office	5	5	5	5	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	100	100	100	100	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	53	53	53	53	0	0%
Vacant Developable Acres	17	4	1	1	-17	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	15	4	1	1	-15	-97%
Multiple Family	0	0	0	0	0	0%
Mixed Use	2	0	0	0	-2	-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	20	20	20	20	0	0%
Employment Density[3]	32.9	32.2	33.4	33.4	--	#VALUE!
Residential Density[4]	4.4	4.3	4.3	4.3	-0.1	-2%

GROWTH TRENDS IN JOBS
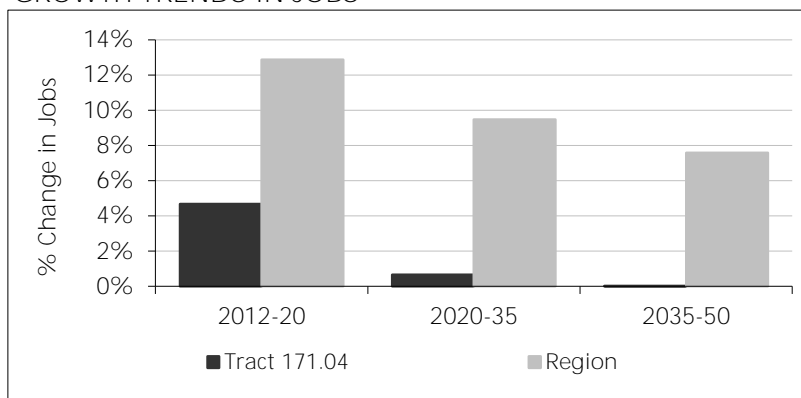
Notes:

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

Source: Series 13 Regional Growth Forecast
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