POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,668	6,382	7,040	7,067	1,399	25%
Household Population	5,638	6,356	7,008	7,029	1,391	25%
Group Quarters Population	30	26	32	38	8	27%
Civilian	30	26	32	38	8	27%
Military	0	0	0	0	0	0%
Total Housing Units	3,002	3,272	3,453	3,453	451	15%
Single Family	1,548	1,546	1,546	1,546	-2	0%
Multiple Family	740	1,221	1,402	1,402	662	89%
Mobile Homes	714	505	505	505	-209	-29%
Occupied Housing Units	2,496	2,772	3,008	3,001	505	20%
Single Family	1,349	1,342	1,367	1,364	15	1%
Multiple Family	606	1,014	1,225	1,233	627	103%
Mobile Homes	541	416	416	404	-137	-25%
Vacancy Rate	16.9%	15.3%	12.9%	13.1%	-3.8	-22%
Single Family	12.9%	13.2%	11.6%	11.8%	-1.1	-9%
Multiple Family	18.1%	17.0%	12.6%	12.1%	-6.0	-33%
Mobile Homes	24.2%	17.6%	17.6%	20.0%	-4.2	-17%
Persons per Household	2.26	2.29	2.33	2.34	0.1	4%

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.
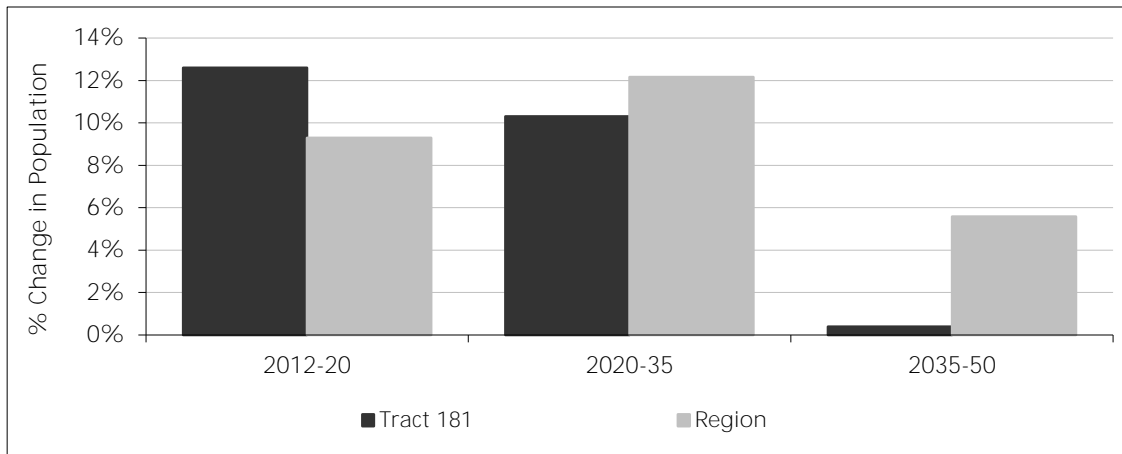
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,668	6,382	7,040	7,067	1,399	25%
Under 5	400	528	500	564	164	41%
5 to 9	332	405	408	450	118	36%
10 to 14	263	289	291	295	32	12%
15 to 17	183	170	201	208	25	14%
18 to 19	134	109	127	129	-5	-4%
20 to 24	354	358	349	321	-33	-9%
25 to 29	441	465	370	404	-37	-8%
30 to 34	480	524	448	534	54	11%
35 to 39	382	488	489	531	149	39%
40 to 44	420	423	543	471	51	12%
45 to 49	387	357	441	362	-25	-6%
50 to 54	420	384	458	453	33	8%
55 to 59	459	511	464	538	79	17%
60 to 61	128	161	114	82	-46	-36%
62 to 64	190	241	210	217	27	14%
65 to 69	219	287	316	329	110	50%
70 to 74	155	274	390	257	102	66%
75 to 79	117	177	386	343	226	193%
80 to 84	102	115	284	215	113	111%
85 and over	102	116	251	364	262	257%
Median Age	38.2	38.5	43.1	41.0	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,668	6,382	7,040	7,067	1,399	25%
Hispanic	1,231	1,673	2,370	2,955	1,724	140%
Non-Hispanic	4,437	4,709	4,670	4,112	-325	-7%
White	3,954	4,147	3,981	3,368	-586	-15%
Black	91	104	80	38	-53	-58%
American Indian	31	27	0	0	-31	-100%
Asian	141	169	260	308	167	118%
Hawaiian / Pacific Islander	37	50	77	93	56	151%
Other	11	7	15	25	14	127%
Two or More Races	172	205	257	280	108	63%

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	1,074	1,455	1,472	1,472	398	37%
Civilian Jobs	1,074	1,455	1,472	1,472	398	37%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	609	609	609	609	0	0%
Developed Acres	565	569	569	569	4	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	251	243	242	242	-9	-4%
Multiple Family	26	46	48	48	22	84%
Mobile Homes	65	52	52	52	-13	-20%
Other Residential	1	0	0	0	0	-43%
Mixed Use	0	7	7	7	7	--
Industrial	32	7	7	7	-25	-77%
Commercial/Services	39	37	37	37	-2	-6%
Office	1	1	1	1	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	130	155	155	155	25	19%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	5	1	1	1	-4	-87%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	0%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	0	0	0	-3	-100%
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	40	40	40	40	0	0%
Employment Density[3]	13.2	24.8	25.4	25.4	12.2	93%
Residential Density[4]	8.8	9.5	10.0	10.0	1.2	14%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period (2012-20, 2020-35, 2035-50) comparing Tract 181 and Region.
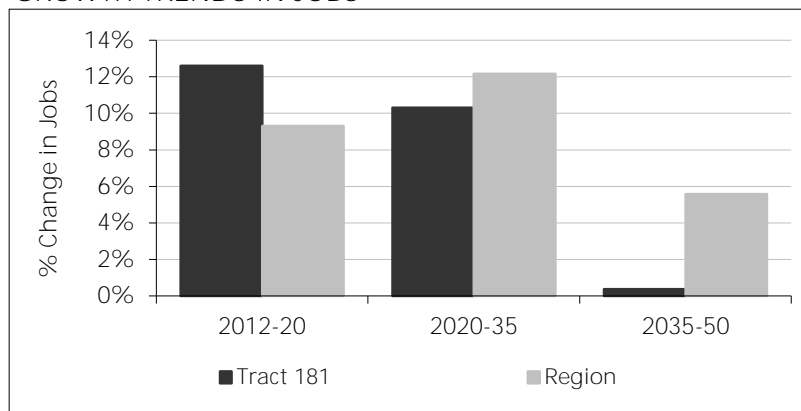
Notes:

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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