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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	135,592	157,775	202,079	211,900	76,308	56%
Household Population	130,866	146,516	190,644	200,341	69,475	53%
Group Quarters Population	4,726	11,259	11,435	11,559	6,833	145%
Civilian	4,726	11,259	11,435	11,559	6,833	145%
Military	0	0	0	0	0	0%
Total Housing Units	38,866	42,631	54,626	57,985	19,119	49%
Single Family	20,988	21,949	22,881	23,231	2,243	11%
Multiple Family	15,161	17,976	29,763	33,295	18,134	120%
Mobile Homes	2,717	2,706	1,982	1,459	-1,258	-46%
Occupied Housing Units	37,362	40,982	52,886	55,815	18,453	49%
Single Family	20,419	21,291	22,328	22,555	2,136	10%
Multiple Family	14,432	17,182	28,764	31,966	17,534	121%
Mobile Homes	2,511	2,509	1,794	1,294	-1,217	-48%
Vacancy Rate	3.9%	3.9%	3.2%	3.7%	-0.2	-5%
Single Family	2.7%	3.0%	2.4%	2.9%	0.2	7%
Multiple Family	4.8%	4.4%	3.4%	4.0%	-0.8	-17%
Mobile Homes	7.6%	7.3%	9.5%	11.3%	3.7	49%
Persons per Household	3.50	3.58	3.60	3.59	0.1	3%

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	4,262	4,131	4,156	3,699	-563	-13%
$15,000-$29,999	6,166	6,059	6,384	5,909	-257	-4%
$30,000-$44,999	5,925	6,298	7,078	6,814	889	15%
$45,000-$59,999	5,336	5,625	6,740	6,719	1,383	26%
$60,000-$74,999	4,413	4,637	5,924	6,114	1,701	39%
$75,000-$99,999	4,774	5,586	7,737	8,333	3,559	75%
$100,000-$124,999	2,701	3,489	5,328	6,041	3,340	124%
$125,000-$149,999	1,514	2,103	3,510	4,174	2,660	176%
$150,000-$199,999	1,401	1,985	3,682	4,651	3,250	232%
$200,000 or more	870	1,069	2,347	3,361	2,491	286%
Total Households	37,362	40,982	52,886	55,815	18,453	49%
Median Household Income Adjusted for inflation ($2010)	$51,544	$55,675	$65,279	$71,694	$20,150	39%

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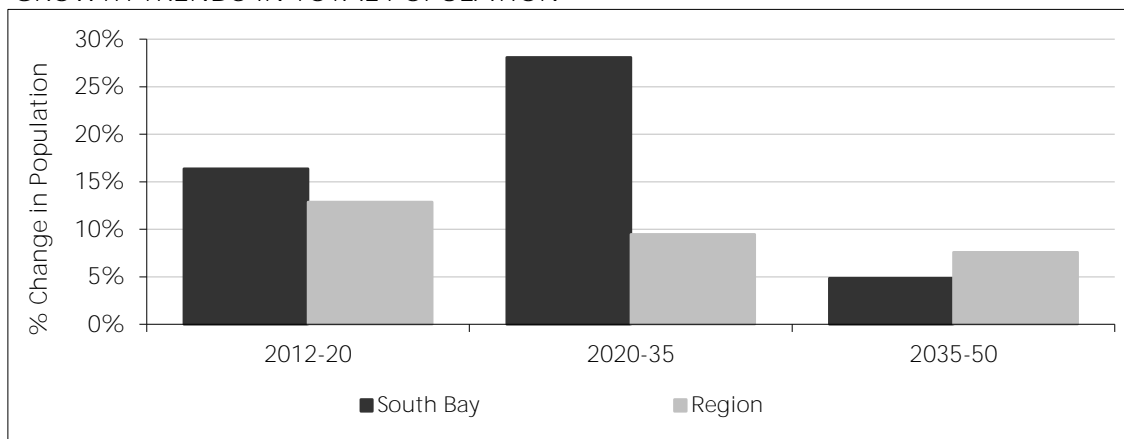
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	135,592	157,775	202,079	211,900	76,308	56%
Under 5	10,688	13,640	15,163	14,034	3,346	31%
5 to 9	9,353	10,446	12,765	12,215	2,862	31%
10 to 14	10,199	10,555	12,811	13,045	2,846	28%
15 to 17	6,826	6,502	7,601	7,987	1,161	17%
18 to 19	4,937	4,323	4,951	5,225	288	6%
20 to 24	11,811	13,056	13,517	14,100	2,289	19%
25 to 29	10,606	12,921	13,276	12,810	2,204	21%
30 to 34	9,252	10,318	12,796	11,827	2,575	28%
35 to 39	8,549	9,775	13,277	11,273	2,724	32%
40 to 44	9,019	9,029	13,731	12,024	3,005	33%
45 to 49	8,960	9,466	11,987	13,018	4,058	45%
50 to 54	8,735	9,900	11,831	14,212	5,477	63%
55 to 59	7,462	9,689	10,770	14,587	7,125	95%
60 to 61	2,408	3,515	4,181	4,832	2,424	101%
62 to 64	3,339	4,865	6,241	6,850	3,511	105%
65 to 69	4,194	6,722	10,380	10,979	6,785	162%
70 to 74	3,185	5,232	9,646	9,515	6,330	199%
75 to 79	2,553	3,398	7,931	8,879	6,326	248%
80 to 84	1,943	2,217	5,141	7,090	5,147	265%
85 and over	1,573	2,206	4,083	7,398	5,825	370%
Median Age	31.8	33.6	38.1	41.4	9.6	30%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	135,592	157,775	202,079	211,900	76,308	56%
Hispanic	94,425	115,758	159,254	178,124	83,699	89%
Non-Hispanic	41,167	42,017	42,825	33,776	-7,391	-18%
White	19,675	18,667	13,446	4,547	-15,128	-77%
Black	4,965	5,581	6,726	6,679	1,714	35%
American Indian	301	213	77	20	-281	-93%
Asian	12,579	13,728	18,021	17,957	5,378	43%
Hawaiian / Pacific Islander	457	434	341	245	-212	-46%
Other	316	206	57	14	-302	-96%
Two or More Races	2,874	3,188	4,157	4,314	1,440	50%

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	33,911	42,441	51,263	70,410	36,499	108%
Civilian Jobs	33,655	42,185	51,007	70,154	36,499	108%
Military Jobs	256	256	256	256	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	29,336	29,336	29,336	29,336	0	0%
Developed Acres	18,851	20,201	20,928	22,139	3,288	17%
Low Density Single Family	89	89	79	79	-10	-11%
Single Family	2,756	2,967	3,103	3,210	453	16%
Multiple Family	649	758	1,128	1,300	651	100%
Mobile Homes	226	224	129	90	-136	-60%
Other Residential	707	747	747	747	40	6%
Mixed Use	0	57	159	147	147	--
Industrial	2,931	3,003	3,253	4,000	1,069	36%
Commercial/Services	673	690	733	911	238	35%
Office	33	40	61	97	64	194%
Schools	573	563	586	629	55	10%
Roads and Freeways	2,880	2,988	2,988	2,988	108	4%
Agricultural and Extractive[2]	1,399	1,403	1,318	1,227	-172	-12%
Parks and Military Use	5,934	6,672	6,643	6,714	780	13%
Vacant Developable Acres	5,686	4,336	3,639	2,429	-3,257	-57%
Low Density Single Family	393	388	383	383	-10	-3%
Single Family	499	276	153	29	-470	-94%
Multiple Family	240	143	13	0	-240	-100%
Mixed Use	94	77	15	1	-92	-98%
Industrial	2,569	2,398	2,113	1,380	-1,189	-46%
Commercial/Services	283	260	217	62	-220	-78%
Office	89	82	68	34	-54	-61%
Schools	75	67	44	11	-64	-85%
Parks and Other	1,159	360	348	242	-917	-79%
Future Roads and Freeways	285	285	285	285	0	0%
Constrained Acres	4,799	4,799	4,799	4,799	0	0%
Employment Density[3]	8.0	9.8	10.8	12.3	4.3	54%
Residential Density[4]	8.8	8.9	10.4	10.5	1.8	20%

GROWTH TRENDS IN JOBS
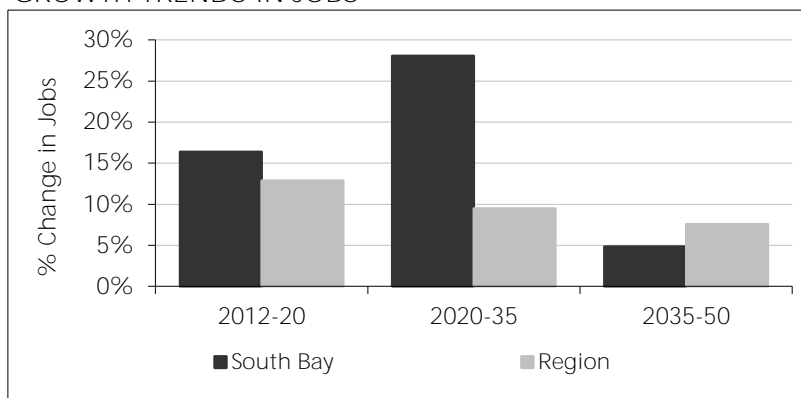
Notes:

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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