POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	25,603	26,884	28,673	30,903	5,300	21%
Household Population	25,257	26,573	28,282	30,450	5,193	21%
Group Quarters Population	346	311	391	453	107	31%
Civilian	346	311	391	453	107	31%
Military	0	0	0	0	0	0%
Total Housing Units	8,813	9,118	9,654	10,526	1,713	19%
Single Family	6,949	6,973	7,012	6,992	43	1%
Multiple Family	1,817	2,098	2,595	3,523	1,706	94%
Mobile Homes	47	47	47	11	-36	-77%
Occupied Housing Units	8,512	8,783	9,357	10,140	1,628	19%
Single Family	6,780	6,786	6,868	6,825	45	1%
Multiple Family	1,704	1,967	2,458	3,308	1,604	94%
Mobile Homes	28	30	31	7	-21	-75%
Vacancy Rate	3.4%	3.7%	3.1%	3.7%	0.3	9%
Single Family	2.4%	2.7%	2.1%	2.4%	0.0	0%
Multiple Family	6.2%	6.2%	5.3%	6.1%	-0.1	-2%
Mobile Homes	40.4%	36.2%	34.0%	36.4%	-4.0	-10%
Persons per Household	2.97	3.03	3.02	3.00	0.0	1%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.
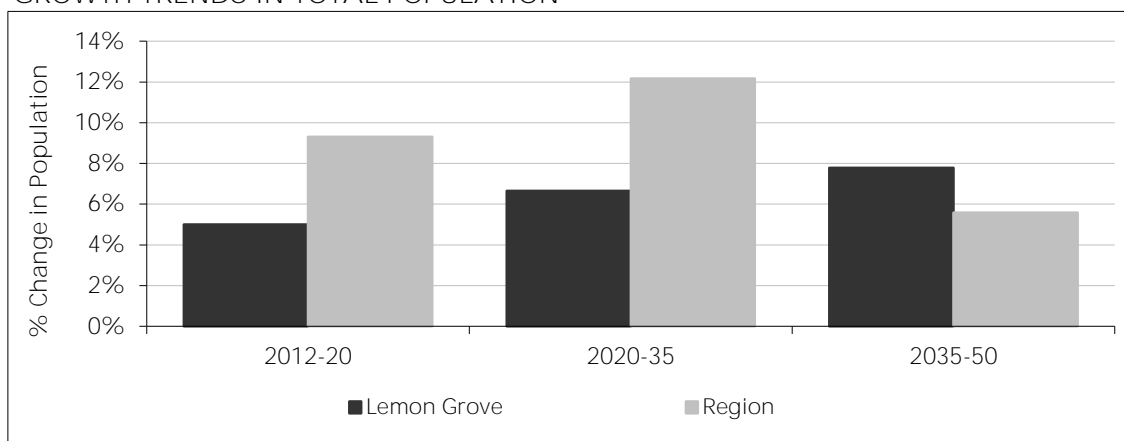
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	25,603	26,884	28,673	30,903	5,300	21%
Under 5	1,646	1,964	1,892	1,905	259	16%
5 to 9	1,758	1,856	1,930	2,005	247	14%
10 to 14	1,786	1,692	1,820	1,962	176	10%
15 to 17	1,211	1,050	1,134	1,220	9	1%
18 to 19	898	699	723	792	-106	-12%
20 to 24	1,918	1,986	1,794	1,969	51	3%
25 to 29	1,762	1,860	1,628	1,698	-64	-4%
30 to 34	1,806	1,868	1,896	1,918	112	6%
35 to 39	1,529	1,696	1,838	1,684	155	10%
40 to 44	1,611	1,495	1,893	1,719	108	7%
45 to 49	1,735	1,572	1,737	1,863	128	7%
50 to 54	1,887	1,754	1,760	2,112	225	12%
55 to 59	1,709	1,833	1,545	2,058	349	20%
60 to 61	548	705	613	728	180	33%
62 to 64	752	934	877	999	247	33%
65 to 69	909	1,291	1,370	1,466	557	61%
70 to 74	628	975	1,321	1,227	599	95%
75 to 79	534	659	1,259	1,321	787	147%
80 to 84	448	441	855	1,041	593	132%
85 and over	528	554	788	1,216	688	130%
Median Age	35.1	36.4	39.1	40.9	5.8	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	25,603	26,884	28,673	30,903	5,300	21%
Hispanic	11,217	13,026	15,990	19,494	8,277	74%
Non-Hispanic	14,386	13,858	12,683	11,409	-2,977	-21%
White	8,563	7,402	4,293	930	-7,633	-89%
Black	3,003	3,357	4,109	5,041	2,038	68%
American Indian	111	103	128	127	16	14%
Asian	1,489	1,676	2,444	3,173	1,684	113%
Hawaiian / Pacific Islander	240	250	295	360	120	50%
Other	49	63	83	95	46	94%
Two or More Races	931	1,007	1,331	1,683	752	81%

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	6,774	7,320	8,033	8,656	1,882	28%
Civilian Jobs	6,774	7,320	8,033	8,656	1,882	28%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,496	2,496	2,496	2,496	0	0%
Developed Acres	2,382	2,410	2,440	2,450	68	3%
Low Density Single Family	3	3	3	3	0	0%
Single Family	1,318	1,321	1,337	1,337	20	2%
Multiple Family	69	82	88	94	25	37%
Mobile Homes	1	1	1	0	-1	-84%
Other Residential	20	20	20	20	0	0%
Mixed Use	0	10	30	49	49	--
Industrial	44	21	22	15	-28	-65%
Commercial/Services	204	205	192	184	-20	-10%
Office	13	13	12	13	0	1%
Schools	78	78	78	78	0	0%
Roads and Freeways	603	627	627	627	23	4%
Agricultural and Extractive[2]	4	4	4	4	0	0%
Parks and Military Use	25	25	25	25	0	0%
Vacant Developable Acres	83	55	26	15	-68	-81%
Low Density Single Family	0	0	0	0	0	0%
Single Family	67	44	19	11	-56	-84%
Multiple Family	3	2	1	0	-3	-87%
Mixed Use	2	1	0	0	-1	-79%
Industrial	2	1	0	0	-2	-94%
Commercial/Services	6	5	3	2	-4	-72%
Office	2	1	1	1	-1	-70%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	31	31	31	31	0	0%
Employment Density[3]	20.0	22.7	25.1	27.5	7.5	37%
Residential Density[4]	6.2	6.4	6.6	7.1	0.9	14%

GROWTH TRENDS IN JOBS
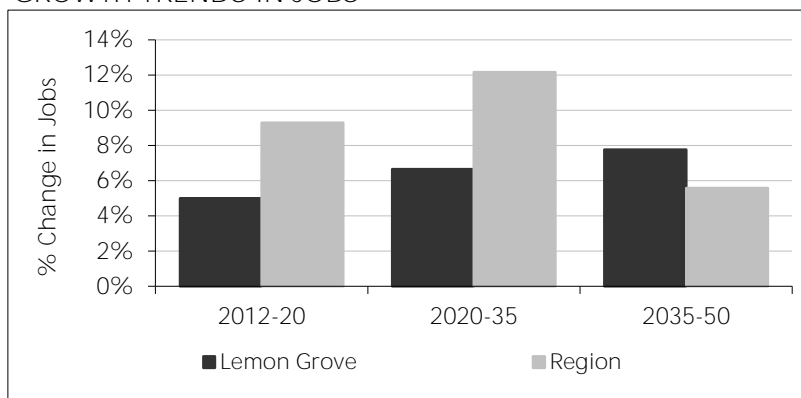
Notes:

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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