POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,149	39,005	43,416	45,721	9,572	26%
Household Population	35,975	38,883	43,172	45,384	9,409	26%
Group Quarters Population	174	122	244	337	163	94%
Civilian	174	122	244	337	163	94%
Military	0	0	0	0	0	0%
Total Housing Units	12,434	13,213	14,532	15,423	2,989	24%
Single Family	10,387	11,154	12,469	12,951	2,564	25%
Multiple Family	1,565	1,577	1,581	1,990	425	27%
Mobile Homes	482	482	482	482	0	0%
Occupied Housing Units	12,119	12,862	14,243	15,023	2,904	24%
Single Family	10,180	10,910	12,278	12,696	2,516	25%
Multiple Family	1,476	1,487	1,503	1,875	399	27%
Mobile Homes	463	465	462	452	-11	-2%
Vacancy Rate	2.5%	2.7%	2.0%	2.6%	0.1	4%
Single Family	2.0%	2.2%	1.5%	2.0%	0.0	0%
Multiple Family	5.7%	5.7%	4.9%	5.8%	0.1	2%
Mobile Homes	3.9%	3.5%	4.1%	6.2%	2.3	59%
Persons per Household	2.97	3.02	3.03	3.02	0.0	2%

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.
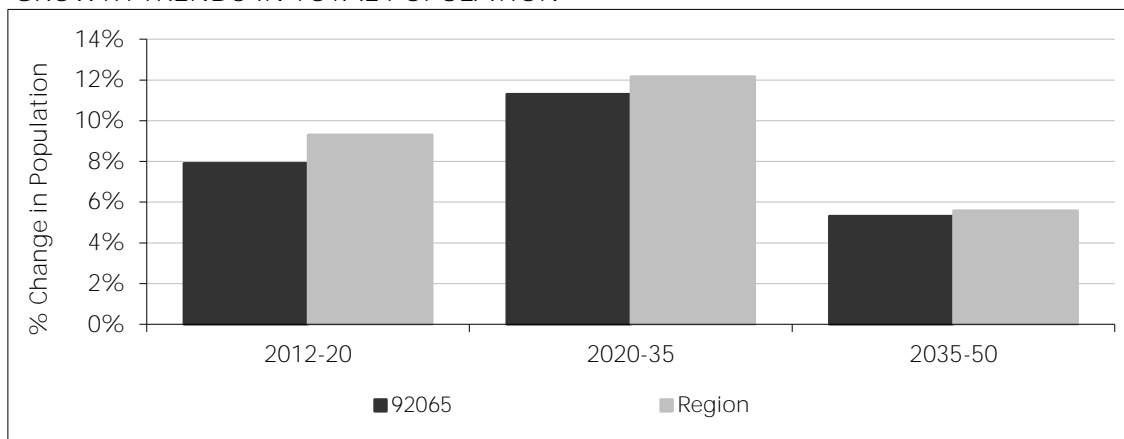
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,149	39,005	43,416	45,721	9,572	26%
Under 5	1,995	2,505	2,462	2,865	870	44%
5 to 9	2,221	2,561	2,657	3,031	810	36%
10 to 14	2,609	2,588	2,961	3,117	508	19%
15 to 17	1,904	1,674	2,070	1,982	78	4%
18 to 19	1,359	1,008	1,187	995	-364	-27%
20 to 24	2,530	2,457	2,607	2,437	-93	-4%
25 to 29	2,015	2,187	2,073	2,305	290	14%
30 to 34	1,723	1,880	1,815	2,217	494	29%
35 to 39	1,841	2,284	2,335	2,547	706	38%
40 to 44	2,266	2,266	2,788	2,555	289	13%
45 to 49	2,713	2,461	3,019	2,731	18	1%
50 to 54	3,327	2,905	3,393	3,221	-106	-3%
55 to 59	2,958	3,115	2,768	3,286	328	11%
60 to 61	974	1,218	961	1,140	166	17%
62 to 64	1,399	1,766	1,544	1,901	502	36%
65 to 69	1,570	2,292	2,377	2,762	1,192	76%
70 to 74	991	1,712	2,234	2,022	1,031	104%
75 to 79	691	956	1,827	1,503	812	118%
80 to 84	550	574	1,270	1,330	780	142%
85 and over	513	596	1,068	1,774	1,261	246%
Median Age	39.7	40.8	42.8	42.7	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,149	39,005	43,416	45,721	9,572	26%
Hispanic	8,840	10,841	14,264	17,116	8,276	94%
Non-Hispanic	27,309	28,164	29,152	28,605	1,296	5%
White	25,342	25,947	26,265	25,213	-129	-1%
Black	286	319	367	395	109	38%
American Indian	251	185	92	60	-191	-76%
Asian	550	701	1,154	1,478	928	169%
Hawaiian / Pacific Islander	92	105	122	146	54	59%
Other	46	44	39	39	-7	-15%
Two or More Races	742	863	1,113	1,274	532	72%

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	6,055	6,884	7,653	7,917	1,862	31%
Civilian Jobs	6,055	6,884	7,653	7,917	1,862	31%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	114,739	114,739	114,739	114,739	0	0%
Developed Acres	37,497	42,644	50,951	52,269	14,772	39%
Low Density Single Family	21,098	25,665	33,664	34,843	13,745	65%
Single Family	2,802	3,084	3,427	3,534	732	26%
Multiple Family	64	65	66	89	25	39%
Mobile Homes	170	168	165	164	-7	-4%
Other Residential	2	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	524	561	590	607	83	16%
Commercial/Services	918	1,265	1,245	1,257	338	37%
Office	12	16	17	17	4	35%
Schools	176	176	176	176	0	0%
Roads and Freeways	1,633	1,633	1,633	1,633	0	0%
Agricultural and Extractive[2]	8,547	8,326	8,294	8,277	-270	-3%
Parks and Military Use	1,550	1,684	1,674	1,674	124	8%
Vacant Developable Acres	27,316	22,170	13,863	12,544	-14,772	-54%
Low Density Single Family	25,907	21,340	13,341	12,162	-13,745	-53%
Single Family	930	706	444	341	-588	-63%
Multiple Family	17	17	17	0	-17	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	80	52	25	17	-63	-78%
Commercial/Services	211	54	36	22	-189	-89%
Office	1	1	0	0	-1	-61%
Schools	0	0	0	0	0	0%
Parks and Other	170	0	0	0	-170	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	49,925	49,925	49,925	49,925	0	0%
Employment Density[3]	3.7	3.4	3.8	3.8	0.1	4%
Residential Density[4]	0.5	0.5	0.4	0.4	-0.1	-22%

GROWTH TRENDS IN JOBS

Bar chart showing % Change in Jobs for 92065 and Region across periods 2012-20, 2020-35, 2035-50.
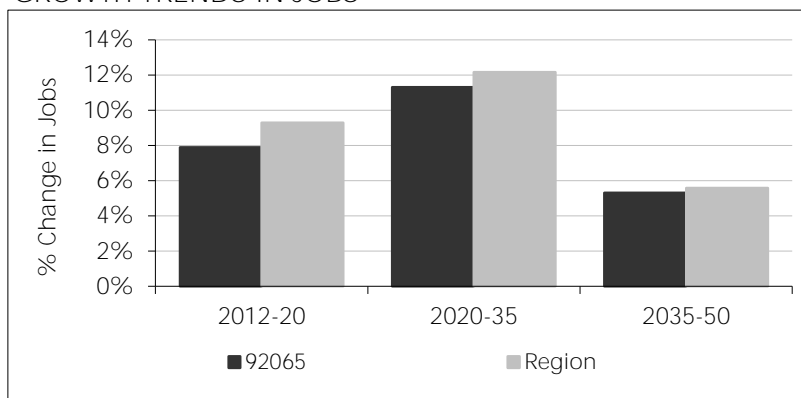
Notes:

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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