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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	631,642	688,361	760,086	788,988	157,346	25%
Household Population	608,972	665,403	736,156	764,390	155,418	26%
Group Quarters Population	22,670	22,958	23,930	24,598	1,928	9%
Civilian	5,872	6,160	7,132	7,800	1,928	33%
Military	16,798	16,798	16,798	16,798	0	0%
Total Housing Units	229,146	246,028	267,906	279,677	50,531	22%
Single Family	155,099	164,782	175,806	179,770	24,671	16%
Multiple Family	59,823	67,398	78,323	86,286	26,463	44%
Mobile Homes	14,224	13,848	13,777	13,621	-603	-4%
Occupied Housing Units	213,744	228,923	252,677	262,650	48,906	23%
Single Family	145,601	154,091	166,942	169,668	24,067	17%
Multiple Family	55,754	62,702	73,747	81,375	25,621	46%
Mobile Homes	12,389	12,130	11,988	11,607	-782	-6%
Vacancy Rate	6.7%	7.0%	5.7%	6.1%	-0.6	-9%
Single Family	6.1%	6.5%	5.0%	5.6%	-0.5	-8%
Multiple Family	6.8%	7.0%	5.8%	5.7%	-1.1	-16%
Mobile Homes	12.9%	12.4%	13.0%	14.8%	1.9	15%
Persons per Household	2.85	2.91	2.91	2.91	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	13,870	14,582	13,477	11,760	-2,110	-15%
$15,000-$29,999	25,316	24,942	23,979	21,660	-3,656	-14%
$30,000-$44,999	27,624	28,630	28,674	26,907	-717	-3%
$45,000-$59,999	25,738	27,644	28,807	28,119	2,381	9%
$60,000-$74,999	23,583	24,171	26,101	26,312	2,729	12%
$75,000-$99,999	29,296	31,629	35,556	37,092	7,796	27%
$100,000-$124,999	21,281	22,512	26,196	28,279	6,998	33%
$125,000-$149,999	13,185	15,610	18,854	21,084	7,899	60%
$150,000-$199,999	15,161	18,541	23,115	26,689	11,528	76%
$200,000 or more	18,690	20,662	27,918	34,748	16,058	86%
Total Households	213,744	228,923	252,677	262,650	48,906	23%

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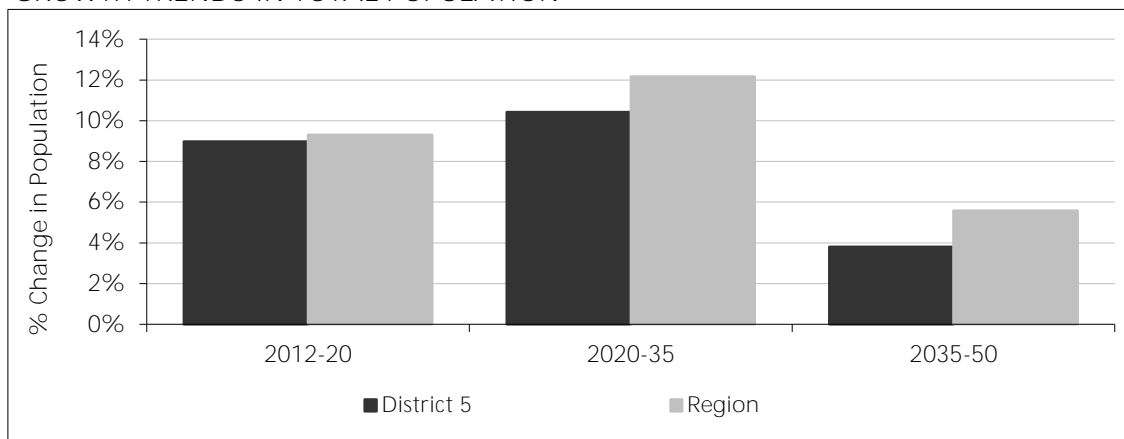
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	631,642	688,361	760,086	788,988	157,346	25%
Under 5	44,355	53,571	53,130	56,705	12,350	28%
5 to 9	42,658	48,138	50,793	54,418	11,760	28%
10 to 14	41,837	41,973	46,849	48,689	6,852	16%
15 to 17	26,458	23,449	27,121	26,924	466	2%
18 to 19	22,443	19,223	21,003	20,226	-2,217	-10%
20 to 24	57,283	59,652	60,162	59,749	2,466	4%
25 to 29	45,471	50,556	47,985	50,484	5,013	11%
30 to 34	39,701	43,004	44,009	47,791	8,090	20%
35 to 39	36,847	43,285	46,228	46,828	9,981	27%
40 to 44	40,508	39,839	49,954	45,667	5,159	13%
45 to 49	41,025	38,262	45,064	44,007	2,982	7%
50 to 54	42,318	38,854	43,640	44,334	2,016	5%
55 to 59	37,790	40,946	37,085	45,271	7,481	20%
60 to 61	13,119	16,265	13,577	15,671	2,552	19%
62 to 64	18,975	23,526	20,798	24,131	5,156	27%
65 to 69	24,257	34,136	34,529	38,269	14,012	58%
70 to 74	17,400	28,792	36,935	32,854	15,454	89%
75 to 79	13,794	18,451	32,929	27,632	13,838	100%
80 to 84	11,847	11,962	24,432	23,484	11,637	98%
85 and over	13,556	14,477	23,863	35,854	22,298	164%
Median Age	34.4	35.5	38.1	38.2	3.8	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	631,642	688,361	760,086	788,988	157,346	25%
Hispanic	205,559	245,916	314,242	368,102	162,543	79%
Non-Hispanic	426,083	442,445	445,844	420,886	-5,197	-1%
White	343,338	351,359	336,304	301,756	-41,582	-12%
Black	16,671	17,509	16,170	13,841	-2,830	-17%
American Indian	4,908	4,239	2,840	2,162	-2,746	-56%
Asian	36,924	42,264	57,564	66,064	29,140	79%
Hawaiian / Pacific Islander	3,883	4,153	4,530	5,003	1,120	29%
Other	1,389	1,360	1,317	1,356	-33	-2%
Two or More Races	18,970	21,561	27,119	30,704	11,734	62%

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	274,277	309,527	342,169	359,925	85,648	31%
Civilian Jobs	229,953	265,203	297,845	315,601	85,648	37%
Military Jobs	44,324	44,324	44,324	44,324	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,122,124	1,122,124	1,122,124	1,122,124	0	0%
Developed Acres	366,587	389,439	426,423	440,725	74,138	20%
Low Density Single Family	71,909	89,271	122,498	134,104	62,195	86%
Single Family	32,873	35,786	38,884	40,434	7,560	23%
Multiple Family	3,799	4,369	4,570	4,635	836	22%
Mobile Homes	2,196	2,142	2,073	2,036	-160	-7%
Other Residential	384	445	445	445	61	16%
Mixed Use	0	310	657	821	821	--
Industrial	7,454	7,183	7,530	7,727	272	4%
Commercial/Services	10,607	12,509	12,865	13,581	2,973	28%
Office	637	770	808	825	188	29%
Schools	2,274	2,421	2,550	2,657	383	17%
Roads and Freeways	21,694	22,371	22,371	22,371	677	3%
Agricultural and Extractive[2]	74,856	73,133	72,007	71,720	-3,135	-4%
Parks and Military Use	137,903	138,730	139,164	139,369	1,466	1%
Vacant Developable Acres	185,638	162,809	125,825	111,524	-74,114	-40%
Low Density Single Family	168,724	151,335	118,353	106,619	-62,106	-37%
Single Family	9,149	7,086	4,577	3,162	-5,987	-65%
Multiple Family	387	218	138	88	-298	-77%
Mixed Use	265	145	40	7	-258	-98%
Industrial	1,157	725	374	205	-952	-82%
Commercial/Services	3,243	1,675	1,309	770	-2,473	-76%
Office	202	105	71	42	-159	-79%
Schools	471	323	213	100	-371	-79%
Parks and Other	1,744	899	452	234	-1,510	-87%
Future Roads and Freeways	298	298	298	298	0	0%
Constrained Acres	569,876	569,876	569,876	569,876	0	0%
Employment Density[3]	11.0	11.5	12.4	12.5	1.6	14%
Residential Density[4]	2.1	1.9	1.6	1.5	-0.5	-25%

GROWTH TRENDS IN JOBS

Legend: ■ District 5 ■ Region
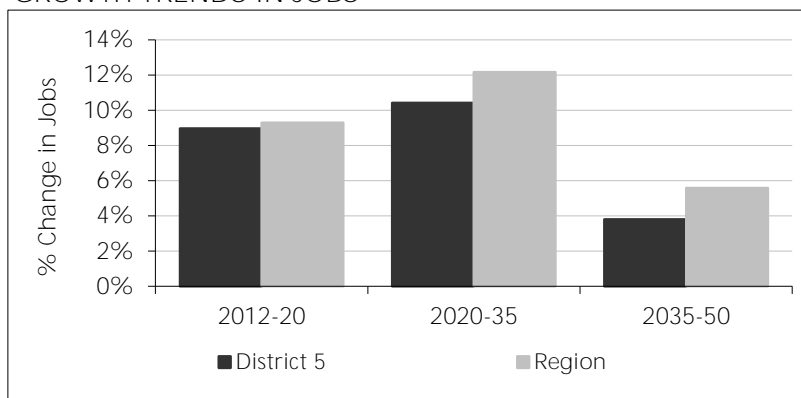
Notes:

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

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