POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	146,564	156,850	193,268	223,032	76,468	52%
Household Population	142,711	151,159	187,316	216,880	74,169	52%
Group Quarters Population	3,853	5,691	5,952	6,152	2,299	60%
Civilian	3,853	5,691	5,952	6,152	2,299	60%
Military	0	0	0	0	0	0%
Total Housing Units	48,983	51,254	64,637	74,968	25,985	53%
Single Family	25,628	25,668	24,856	23,188	-2,440	-10%
Multiple Family	23,355	25,586	39,781	51,780	28,425	122%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	47,014	49,084	62,507	72,067	25,053	53%
Single Family	24,565	24,524	24,020	22,237	-2,328	-9%
Multiple Family	22,449	24,560	38,487	49,830	27,381	122%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.0%	4.2%	3.3%	3.9%	-0.1	-3%
Single Family	4.1%	4.5%	3.4%	4.1%	0.0	0%
Multiple Family	3.9%	4.0%	3.3%	3.8%	-0.1	-3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.04	3.08	3.00	3.01	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.
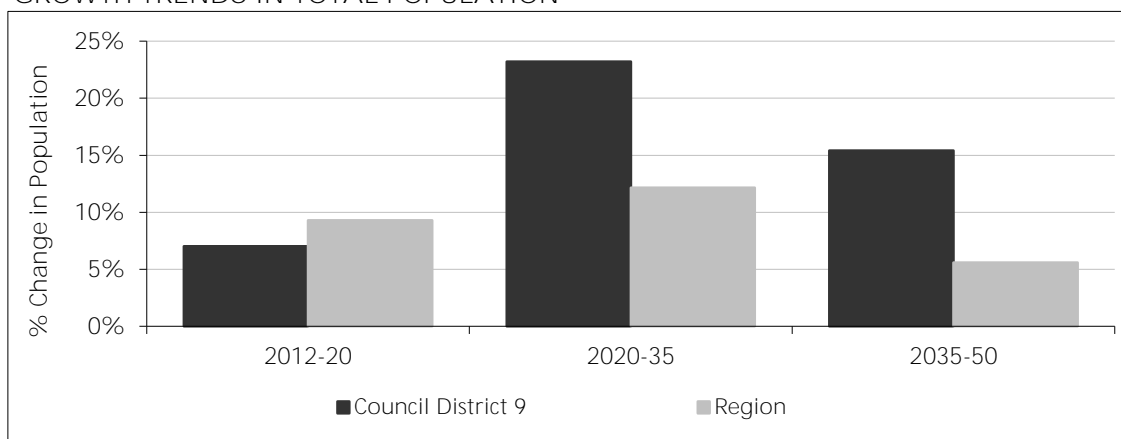
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	146,564	156,850	193,268	223,032	76,468	52%
Under 5	11,306	13,651	15,034	16,478	5,172	46%
5 to 9	10,689	11,314	13,990	15,880	5,191	49%
10 to 14	10,546	10,237	12,562	14,984	4,438	42%
15 to 17	6,777	6,083	7,359	8,969	2,192	32%
18 to 19	6,976	6,737	10,260	11,225	4,249	61%
20 to 24	17,340	18,819	23,488	26,005	8,665	50%
25 to 29	12,636	14,170	14,721	16,692	4,056	32%
30 to 34	10,754	11,111	13,389	14,486	3,732	35%
35 to 39	10,163	10,998	13,992	14,161	3,998	39%
40 to 44	9,975	9,364	13,557	14,021	4,046	41%
45 to 49	8,596	8,297	10,301	12,567	3,971	46%
50 to 54	7,867	7,822	8,766	11,669	3,802	48%
55 to 59	6,657	7,378	7,384	10,846	4,189	63%
60 to 61	2,264	2,813	2,902	3,701	1,437	63%
62 to 64	2,980	3,757	4,033	4,916	1,936	65%
65 to 69	3,593	5,129	6,530	7,745	4,152	116%
70 to 74	2,388	3,513	5,346	5,774	3,386	142%
75 to 79	1,818	2,164	4,017	4,654	2,836	156%
80 to 84	1,533	1,605	2,957	3,972	2,439	159%
85 and over	1,706	1,888	2,680	4,287	2,581	151%
Median Age	28.8	29.1	29.7	30.4	1.6	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	146,564	156,850	193,268	223,032	76,468	52%
Hispanic	75,091	86,808	120,199	153,967	78,876	105%
Non-Hispanic	71,473	70,042	73,069	69,065	-2,408	-3%
White	32,989	30,606	24,260	16,504	-16,485	-50%
Black	15,103	14,574	13,402	11,156	-3,947	-26%
American Indian	366	365	472	502	136	37%
Asian	18,697	19,787	27,855	32,109	13,412	72%
Hawaiian / Pacific Islander	441	533	821	1,149	708	161%
Other	337	323	400	462	125	37%
Two or More Races	3,540	3,854	5,859	7,183	3,643	103%

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	30,481	32,542	35,760	38,396	7,915	26%
Civilian Jobs	30,481	32,542	35,760	38,396	7,915	26%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	8,134	8,134	8,134	8,134	0	0%
Developed Acres	7,716	7,756	7,783	7,813	97	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3,319	3,314	3,233	3,093	-226	-7%
Multiple Family	626	640	753	865	239	38%
Mobile Homes	0	0	0	0	0	0%
Other Residential	43	50	48	48	5	11%
Mixed Use	0	71	215	370	370	--
Industrial	102	95	95	91	-12	-11%
Commercial/Services	584	541	393	311	-273	-47%
Office	19	18	14	8	-11	-58%
Schools	455	452	458	454	-2	0%
Roads and Freeways	2,229	2,236	2,236	2,236	8	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	338	337	337	337	-1	0%
Vacant Developable Acres	114	81	54	24	-90	-79%
Low Density Single Family	4	4	4	4	0	0%
Single Family	44	25	20	17	-27	-61%
Multiple Family	37	35	22	1	-36	-98%
Mixed Use	18	12	4	0	-17	-97%
Industrial	3	3	2	1	-3	-83%
Commercial/Services	4	0	0	0	-4	-100%
Office	2	1	0	0	-1	-94%
Schools	2	1	1	0	-2	-88%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	298	298	298	298	0	0%
Employment Density[3]	26.3	28.5	33.5	36.6	10.4	39%
Residential Density[4]	12.3	12.7	15.6	17.9	5.6	46%

GROWTH TRENDS IN JOBS

Bar chart — % Change in Jobs by period (2012-20, 2020-35, 2035-50) comparing Council District 9 and Region.
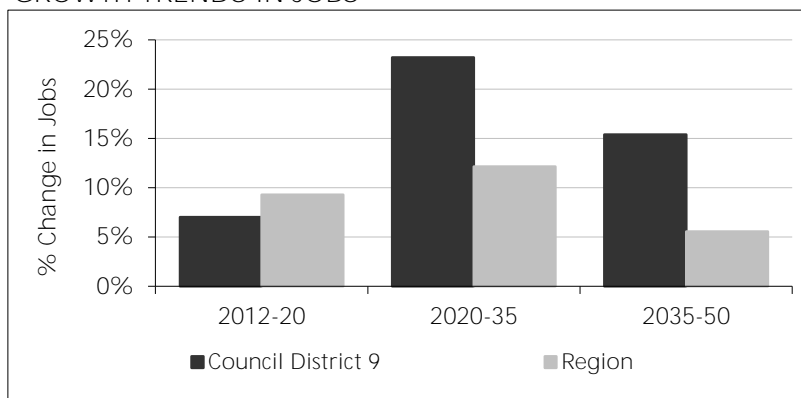
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
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