POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,474	41,492	59,423	67,083	30,609	84%
Household Population	30,725	35,858	53,539	61,017	30,292	99%
Group Quarters Population	5,749	5,634	5,884	6,066	317	6%
Civilian	5,713	5,598	5,848	6,030	317	6%
Military	36	36	36	36	0	0%
Total Housing Units	27,270	30,990	44,293	51,855	24,585	90%
Single Family	524	514	440	242	-282	-54%
Multiple Family	26,746	30,476	43,853	51,613	24,867	93%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	20,829	23,256	34,719	39,606	18,777	90%
Single Family	475	464	408	217	-258	-54%
Multiple Family	20,354	22,792	34,311	39,389	19,035	94%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	23.6%	25.0%	21.6%	23.6%	0.0	0%
Single Family	9.4%	9.7%	7.3%	10.3%	0.9	10%
Multiple Family	23.9%	25.2%	21.8%	23.7%	-0.2	-1%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.48	1.54	1.54	1.54	0.1	4%

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.
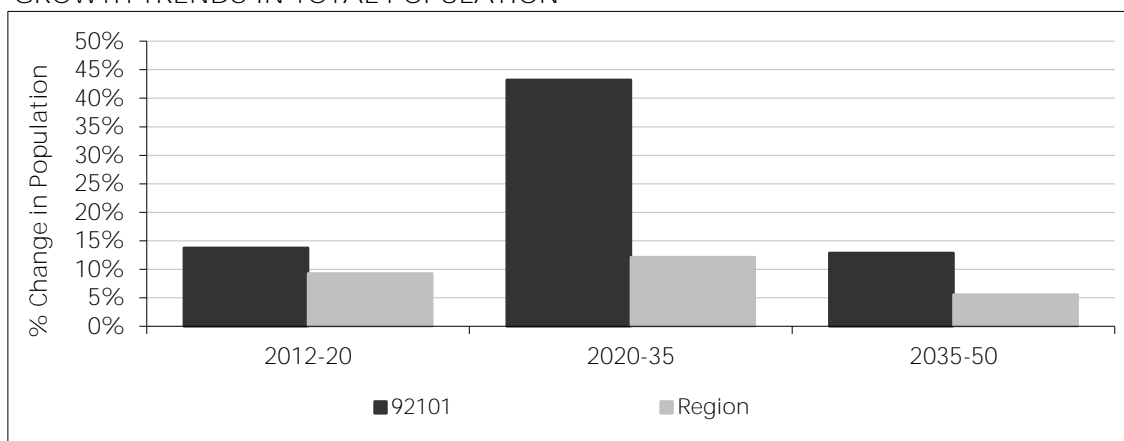
Source: Series 13 Regional Growth Forecast
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October 2013
92101
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,474	41,492	59,423	67,083	30,609	84%
Under 5	1,213	1,562	2,134	2,492	1,279	105%
5 to 9	651	778	1,077	1,293	642	99%
10 to 14	470	514	759	942	472	100%
15 to 17	279	274	395	475	196	70%
18 to 19	312	255	420	409	97	31%
20 to 24	1,742	1,966	2,698	2,826	1,084	62%
25 to 29	5,454	5,995	7,296	7,844	2,390	44%
30 to 34	5,458	5,842	7,261	8,674	3,216	59%
35 to 39	3,675	4,469	6,040	6,494	2,819	77%
40 to 44	2,938	2,950	4,743	4,573	1,635	56%
45 to 49	2,450	2,272	3,435	3,560	1,110	45%
50 to 54	2,612	2,403	3,525	3,903	1,291	49%
55 to 59	2,305	2,667	3,084	4,144	1,839	80%
60 to 61	946	1,191	1,307	1,551	605	64%
62 to 64	1,196	1,560	1,780	2,267	1,071	90%
65 to 69	1,486	2,206	2,965	3,472	1,986	134%
70 to 74	1,103	1,879	3,416	3,293	2,190	199%
75 to 79	854	1,174	3,039	3,022	2,168	254%
80 to 84	671	738	2,160	2,569	1,898	283%
85 and over	659	797	1,889	3,280	2,621	398%
Median Age	38.6	39.0	41.7	42.3	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,474	41,492	59,423	67,083	30,609	84%
Hispanic	8,135	11,147	20,034	26,811	18,676	230%
Non-Hispanic	28,339	30,345	39,389	40,272	11,933	42%
White	21,209	22,063	26,774	26,197	4,988	24%
Black	2,895	3,256	3,784	3,195	300	10%
American Indian	190	179	180	152	-38	-20%
Asian	2,697	3,234	5,839	7,261	4,564	169%
Hawaiian / Pacific Islander	95	137	268	378	283	298%
Other	122	105	123	111	-11	-9%
Two or More Races	1,131	1,371	2,421	2,978	1,847	163%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
92101
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	79,485	89,506	99,696	113,851	34,366	43%
Civilian Jobs	79,124	89,145	99,335	113,490	34,366	43%
Military Jobs	361	361	361	361	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	6,045	6,045	6,045	6,045	0	0%
Developed Acres	3,584	3,682	3,715	3,777	194	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	30	29	23	10	-20	-68%
Multiple Family	161	168	208	238	77	48%
Mobile Homes	0	0	0	0	0	0%
Other Residential	11	10	8	7	-4	-34%
Mixed Use	0	34	72	109	109	--
Industrial	910	863	861	845	-65	-7%
Commercial/Services	855	854	832	831	-23	-3%
Office	111	115	99	96	-15	-13%
Schools	100	99	99	99	-1	-1%
Roads and Freeways	804	857	857	857	53	7%
Agricultural and Extractive[2]	12	12	12	12	0	-1%
Parks and Military Use	591	643	644	673	82	14%
Vacant Developable Acres	203	117	84	22	-181	-89%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	33	30	15	6	-27	-81%
Mixed Use	29	23	19	5	-24	-83%
Industrial	18	11	3	2	-16	-90%
Commercial/Services	32	18	13	7	-26	-79%
Office	10	6	4	2	-9	-84%
Schools	1	1	1	0	-1	-72%
Parks and Other	80	28	28	0	-80	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2,246	2,246	2,246	2,246	0	0%
Employment Density[3]	40.0	45.8	51.5	58.9	18.9	47%
Residential Density[4]	135.9	138.8	160.8	167.8	31.9	23%

GROWTH TRENDS IN JOBS
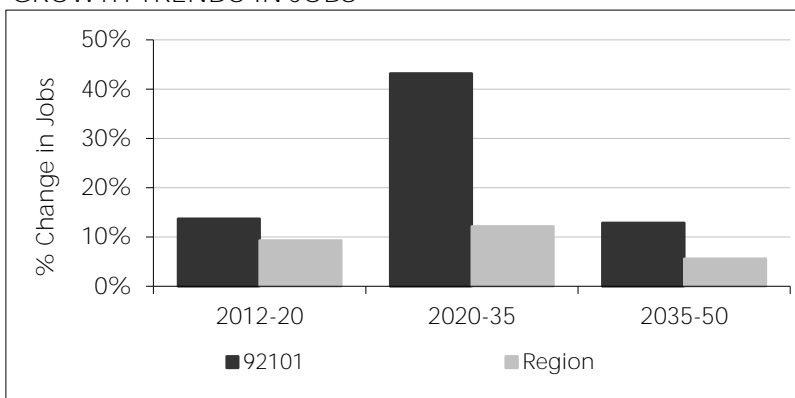
Notes:

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

Source: Series 13 Regional Growth Forecast
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October 2013
92101
Page 3 of 3