SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	71,061	72,892	83,844	95,088	24,027	34%
Household Population	70,577	72,496	83,332	94,491	23,914	34%
Group Quarters Population	484	396	512	597	113	23%
Civilian	484	396	512	597	113	23%
Military	0	0	0	0	0	0%
Total Housing Units	22,031	22,379	25,814	29,492	7,461	34%
Single Family	11,581	11,741	11,312	10,189	-1,392	-12%
Multiple Family	10,198	10,386	14,250	19,051	8,853	87%
Mobile Homes	252	252	252	252	0	0%
Occupied Housing Units	21,042	21,307	24,866	28,250	7,208	34%
Single Family	11,000	11,134	10,882	9,752	-1,248	-11%
Multiple Family	9,790	9,921	13,733	18,252	8,462	86%
Mobile Homes	252	252	251	246	-6	-2%
Vacancy Rate	4.5%	4.8%	3.7%	4.2%	-0.3	-7%
Single Family	5.0%	5.2%	3.8%	4.3%	-0.7	-14%
Multiple Family	4.0%	4.5%	3.6%	4.2%	0.2	5%
Mobile Homes	0.0%	0.0%	0.4%	2.4%	2.4	0%
Persons per Household	3.35	3.40	3.35	3.34	0.0	0%

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	3,426	3,364	3,311	3,208	-218	-6%
$15,000-$29,999	4,874	4,727	4,904	5,015	141	3%
$30,000-$44,999	3,710	3,855	4,310	4,931	1,221	33%
$45,000-$59,999	3,220	2,796	3,471	3,814	594	18%
$60,000-$74,999	1,644	2,095	2,521	2,948	1,304	79%
$75,000-$99,999	2,062	2,105	2,717	3,430	1,368	66%
$100,000-$124,999	862	1,066	1,519	2,018	1,156	134%
$125,000-$149,999	530	588	933	1,164	634	120%
$150,000-$199,999	487	497	738	1,037	550	113%
$200,000 or more	227	214	442	685	458	202%
Total Households	21,042	21,307	24,866	28,250	7,208	34%

*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	71,061	72,892	83,844	95,088	24,027	34%
Under 5	6,107	7,034	7,346	7,732	1,625	27%
5 to 9	5,963	6,173	7,352	7,940	1,977	33%
10 to 14	5,892	5,539	6,795	7,718	1,826	31%
15 to 17	3,820	3,379	3,958	4,742	922	24%
18 to 19	2,580	2,057	2,374	2,807	227	9%
20 to 24	5,936	5,851	5,104	6,045	109	2%
25 to 29	5,860	6,343	5,931	6,400	540	9%
30 to 34	5,290	5,276	5,987	6,336	1,046	20%
35 to 39	5,215	5,460	6,741	6,600	1,385	27%
40 to 44	5,144	4,699	6,639	6,589	1,445	28%
45 to 49	4,360	4,152	4,850	5,832	1,472	34%
50 to 54	3,902	3,887	4,224	5,455	1,553	40%
55 to 59	3,208	3,532	3,510	4,959	1,751	55%
60 to 61	1,113	1,333	1,294	1,653	540	49%
62 to 64	1,465	1,679	1,844	2,157	692	47%
65 to 69	1,669	2,386	2,993	3,541	1,872	112%
70 to 74	1,251	1,702	2,636	2,776	1,525	122%
75 to 79	860	992	1,885	2,158	1,298	151%
80 to 84	700	685	1,386	1,937	1,237	177%
85 and over	726	733	995	1,711	985	136%
Median Age	29.5	30.1	32.6	33.3	3.8	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	71,061	72,892	83,844	95,088	24,027	34%
Hispanic	38,176	43,359	57,427	70,779	32,603	85%
Non-Hispanic	32,885	29,533	26,417	24,309	-8,576	-26%
White	8,733	6,237	1,489	0	-8,733	-100%
Black	9,077	8,269	6,992	5,222	-3,855	-42%
American Indian	159	169	164	150	-9	-6%
Asian	12,937	12,899	15,485	16,289	3,352	26%
Hawaiian / Pacific Islander	252	274	379	499	247	98%
Other	131	133	142	150	19	15%
Two or More Races	1,596	1,552	1,766	1,999	403	25%

GROWTH TRENDS IN TOTAL POPULATION
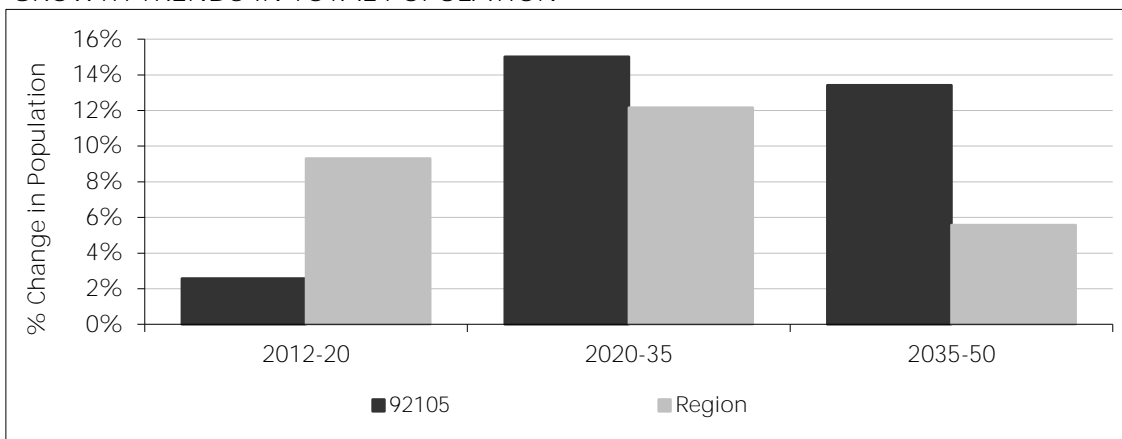
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	8,606	9,975	10,829	12,640	4,034	47%
Civilian Jobs	8,606	9,975	10,829	12,640	4,034	47%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	3,594	3,594	3,594	3,594	0	0%
Developed Acres	3,174	3,193	3,205	3,216	42	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,300	1,302	1,279	1,201	-99	-8%
Multiple Family	302	303	327	370	68	22%
Mobile Homes	44	44	44	43	-1	-2%
Other Residential	6	7	7	7	1	18%
Mixed Use	0	57	110	203	203	--
Industrial	106	101	101	97	-9	-8%
Commercial/Services	177	142	108	76	-101	-57%
Office	20	17	6	2	-19	-92%
Schools	131	134	134	130	-1	-1%
Roads and Freeways	983	983	983	983	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	104	103	104	104	0	0%
Vacant Developable Acres	50	34	23	12	-39	-77%
Low Density Single Family	0	0	0	0	0	0%
Single Family	25	15	11	10	-14	-58%
Multiple Family	9	9	7	0	-9	-100%
Mixed Use	9	5	2	0	-9	-100%
Industrial	3	3	2	1	-2	-82%
Commercial/Services	1	0	0	0	-1	-100%
Office	0	0	0	0	0	-57%
Schools	2	1	1	0	-2	-88%
Parks and Other	1	1	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	366	366	366	366	0	0%
Employment Density[3]	19.8	23.6	26.7	31.2	11.4	57%
Residential Density[4]	13.3	13.3	15.1	17.1	3.8	28%

GROWTH TRENDS IN JOBS
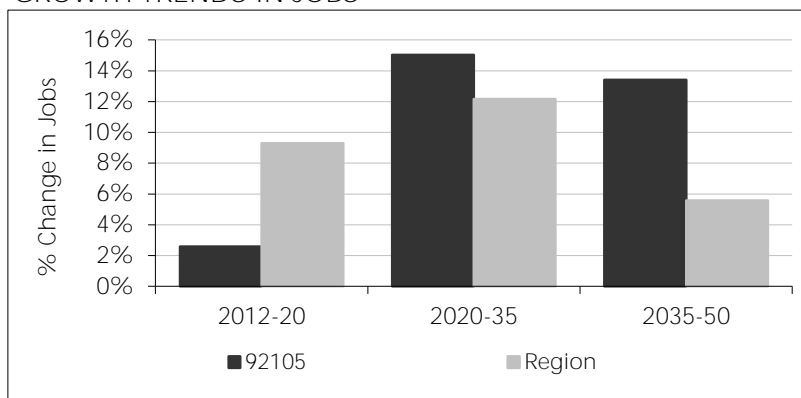
Notes:

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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