POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	45,969	48,607	54,726	58,218	12,249	27%
Household Population	45,340	48,055	54,027	57,424	12,084	27%
Group Quarters Population	629	552	699	794	165	26%
Civilian	629	552	699	794	165	26%
Military	0	0	0	0	0	0%
Total Housing Units	25,891	26,890	29,563	31,860	5,969	23%
Single Family	10,280	9,474	7,775	7,108	-3,172	-31%
Multiple Family	15,259	17,098	21,509	24,596	9,337	61%
Mobile Homes	352	318	279	156	-196	-56%
Occupied Housing Units	23,563	24,217	27,086	28,823	5,260	22%
Single Family	9,451	8,618	7,196	6,485	-2,966	-31%
Multiple Family	13,796	15,312	19,635	22,192	8,396	61%
Mobile Homes	316	287	255	146	-170	-54%
Vacancy Rate	9.0%	9.9%	8.4%	9.5%	0.5	6%
Single Family	8.1%	9.0%	7.4%	8.8%	0.7	9%
Multiple Family	9.6%	10.4%	8.7%	9.8%	0.2	2%
Mobile Homes	10.2%	9.7%	8.6%	6.4%	-3.8	-37%
Persons per Household	1.92	1.98	1.99	1.99	0.1	4%

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	2,220	2,176	2,088	1,890	-330	-15%
$15,000-$29,999	2,523	2,839	2,847	2,703	180	7%
$30,000-$44,999	3,284	3,001	3,092	2,984	-300	-9%
$45,000-$59,999	3,010	2,565	2,717	2,768	-242	-8%
$60,000-$74,999	1,663	2,222	2,433	2,507	844	51%
$75,000-$99,999	2,864	2,997	3,376	3,563	699	24%
$100,000-$124,999	2,209	2,214	2,587	2,846	637	29%
$125,000-$149,999	1,347	1,605	1,922	2,164	817	61%
$150,000-$199,999	1,982	2,027	2,525	2,949	967	49%
$200,000 or more	2,461	2,571	3,499	4,449	1,988	81%
Total Households	23,563	24,217	27,086	28,823	5,260	22%

*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.
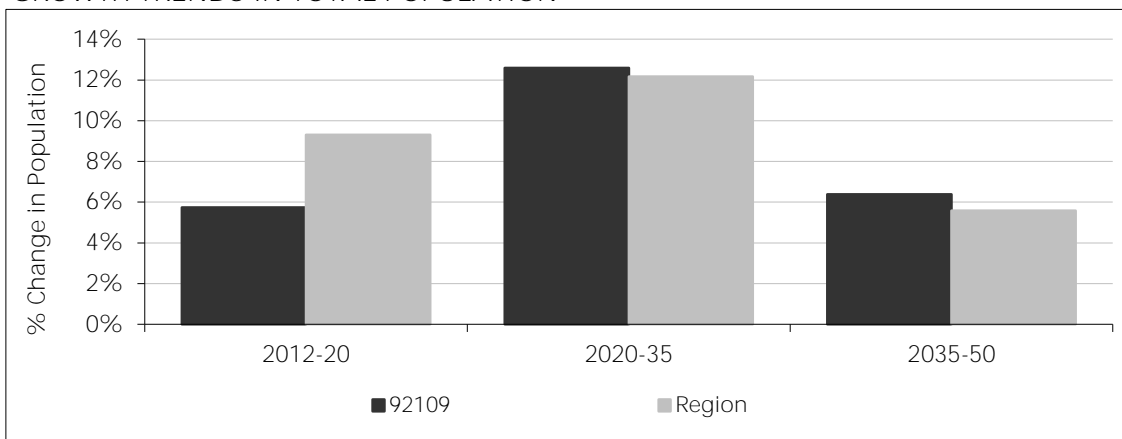
Source: Series 13 Regional Growth Forecast
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October 2013
92109
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	45,969	48,607	54,726	58,218	12,249	27%
Under 5	1,567	1,703	1,833	1,966	399	25%
5 to 9	1,231	1,348	1,387	1,541	310	25%
10 to 14	1,074	1,167	1,332	1,387	313	29%
15 to 17	594	592	713	675	81	14%
18 to 19	555	540	610	623	68	12%
20 to 24	7,177	7,570	8,916	9,427	2,250	31%
25 to 29	9,367	9,806	11,031	11,840	2,473	26%
30 to 34	5,888	6,155	6,526	7,168	1,280	22%
35 to 39	3,472	3,772	3,962	4,240	768	22%
40 to 44	2,577	2,611	2,954	3,000	423	16%
45 to 49	2,229	2,239	2,519	2,515	286	13%
50 to 54	2,096	2,100	2,343	2,411	315	15%
55 to 59	1,817	1,884	2,099	2,241	424	23%
60 to 61	719	785	809	910	191	27%
62 to 64	1,053	1,174	1,225	1,343	290	28%
65 to 69	1,338	1,606	1,683	1,879	541	40%
70 to 74	966	1,213	1,425	1,417	451	47%
75 to 79	674	793	1,057	932	258	38%
80 to 84	719	716	1,140	1,121	402	56%
85 and over	856	833	1,162	1,582	726	85%
Median Age	31.2	31.3	31.2	31.2	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	45,969	48,607	54,726	58,218	12,249	27%
Hispanic	5,803	6,396	7,171	7,652	1,849	32%
Non-Hispanic	40,166	42,211	47,555	50,566	10,400	26%
White	36,227	37,898	42,416	44,910	8,683	24%
Black	612	672	737	798	186	30%
American Indian	124	129	157	156	32	26%
Asian	1,646	1,785	2,117	2,403	757	46%
Hawaiian / Pacific Islander	106	120	186	208	102	96%
Other	179	191	188	206	27	15%
Two or More Races	1,272	1,416	1,754	1,885	613	48%

GROWTH TRENDS IN TOTAL POPULATION

Legend: ■ 92109   ■ Region

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October 2013
92109
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	21,061	22,724	24,468	27,635	6,574	31%
Civilian Jobs	21,061	22,724	24,468	27,635	6,574	31%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,152	7,152	7,152	7,152	0	0%
Developed Acres	4,648	4,698	4,725	4,760	112	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,089	1,039	939	900	-189	-17%
Multiple Family	345	381	483	516	172	50%
Mobile Homes	87	75	62	19	-68	-78%
Other Residential	37	37	35	34	-3	-7%
Mixed Use	0	32	89	138	138	--
Industrial	74	52	51	51	-23	-31%
Commercial/Services	662	683	665	699	37	6%
Office	10	7	5	5	-5	-48%
Schools	91	91	89	89	-2	-2%
Roads and Freeways	1,093	1,115	1,115	1,115	22	2%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	1,160	1,186	1,192	1,193	33	3%
Vacant Developable Acres	143	93	67	32	-111	-78%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	5	5	5	-1	-18%
Multiple Family	4	3	2	0	-4	-97%
Mixed Use	9	7	4	0	-9	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	68	52	38	10	-58	-86%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	55	24	17	16	-39	-71%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	2,361	2,361	2,361	2,361	0	0%
Employment Density[3]	25.2	26.8	28.6	30.3	5.1	20%
Residential Density[4]	16.6	17.4	18.9	20.7	4.1	25%

GROWTH TRENDS IN JOBS
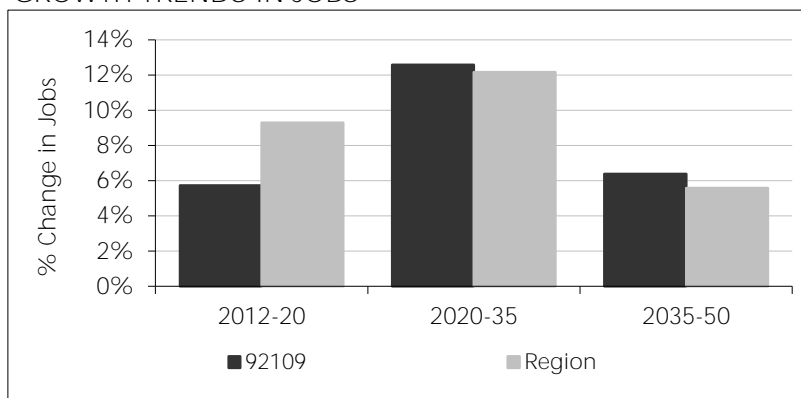
Notes:

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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October 2013
92109
Page 3 of 3