POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	48,878	64,889	71,186	71,874	22,996	47%
Household Population	47,611	63,720	69,852	70,435	22,824	48%
Group Quarters Population	1,267	1,169	1,334	1,439	172	14%
Civilian	1,267	1,169	1,334	1,439	172	14%
Military	0	0	0	0	0	0%
Total Housing Units	15,397	20,164	21,894	22,167	6,770	44%
Single Family	9,360	9,630	9,581	9,606	246	3%
Multiple Family	5,741	10,238	12,017	12,265	6,524	114%
Mobile Homes	296	296	296	296	0	0%
Occupied Housing Units	14,643	19,071	20,943	21,212	6,569	45%
Single Family	9,075	9,314	9,364	9,346	271	3%
Multiple Family	5,285	9,472	11,295	11,589	6,304	119%
Mobile Homes	283	285	284	277	-6	-2%
Vacancy Rate	4.9%	5.4%	4.3%	4.3%	-0.6	-12%
Single Family	3.0%	3.3%	2.3%	2.7%	-0.3	-10%
Multiple Family	7.9%	7.5%	6.0%	5.5%	-2.4	-30%
Mobile Homes	4.4%	3.7%	4.1%	6.4%	2.0	45%
Persons per Household	3.25	3.34	3.34	3.32	0.1	2%

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.
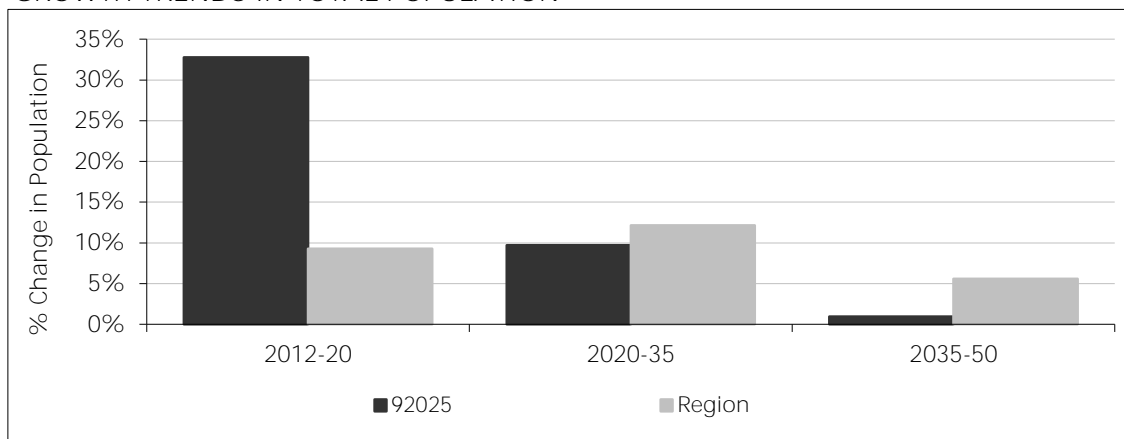
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	48,878	64,889	71,186	71,874	22,996	47%
Under 5	3,985	6,262	6,322	6,071	2,086	52%
5 to 9	3,915	5,484	6,070	5,988	2,073	53%
10 to 14	3,652	4,642	5,209	5,476	1,824	50%
15 to 17	2,344	2,631	2,862	3,030	686	29%
18 to 19	1,641	1,637	1,670	1,684	43	3%
20 to 24	3,597	4,659	4,413	4,673	1,076	30%
25 to 29	3,636	5,375	5,068	5,098	1,462	40%
30 to 34	3,555	4,851	5,506	5,244	1,689	48%
35 to 39	3,202	4,421	5,382	4,838	1,636	51%
40 to 44	3,292	3,851	5,167	4,523	1,231	37%
45 to 49	3,080	3,505	4,021	4,188	1,108	36%
50 to 54	3,140	3,579	3,747	4,125	985	31%
55 to 59	2,719	3,476	3,089	3,900	1,181	43%
60 to 61	846	1,270	1,089	1,174	328	39%
62 to 64	1,243	1,728	1,621	1,740	497	40%
65 to 69	1,484	2,337	2,404	2,442	958	65%
70 to 74	1,067	1,930	2,421	2,085	1,018	95%
75 to 79	756	1,183	1,985	1,730	974	129%
80 to 84	670	763	1,335	1,385	715	107%
85 and over	1,054	1,305	1,805	2,480	1,426	135%
Median Age	32.3	31.8	33.6	33.7	1.4	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	48,878	64,889	71,186	71,874	22,996	47%
Hispanic	27,120	41,443	51,980	57,949	30,829	114%
Non-Hispanic	21,758	23,446	19,206	13,925	-7,833	-36%
White	17,690	18,181	12,515	6,560	-11,130	-63%
Black	848	1,197	1,542	1,732	884	104%
American Indian	222	223	169	135	-87	-39%
Asian	2,000	2,542	3,341	3,625	1,625	81%
Hawaiian / Pacific Islander	86	157	224	298	212	247%
Other	77	92	103	124	47	61%
Two or More Races	835	1,054	1,312	1,451	616	74%

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	23,616	25,425	27,666	28,402	4,786	20%
Civilian Jobs	23,616	25,425	27,666	28,402	4,786	20%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	16,419	16,419	16,419	16,419	0	0%
Developed Acres	13,897	14,159	14,483	14,542	644	5%
Low Density Single Family	2,177	2,255	2,517	2,533	356	16%
Single Family	2,323	2,431	2,437	2,460	137	6%
Multiple Family	230	242	275	279	49	22%
Mobile Homes	33	33	33	33	0	0%
Other Residential	84	84	84	84	0	0%
Mixed Use	0	30	49	54	54	--
Industrial	279	256	247	263	-16	-6%
Commercial/Services	803	790	797	847	44	5%
Office	93	98	112	115	22	24%
Schools	151	151	151	151	0	0%
Roads and Freeways	1,392	1,415	1,415	1,415	23	2%
Agricultural and Extractive[2]	4,038	4,030	4,023	3,963	-75	-2%
Parks and Military Use	2,294	2,344	2,344	2,344	51	2%
Vacant Developable Acres	1,135	874	549	491	-644	-57%
Low Density Single Family	790	704	442	426	-363	-46%
Single Family	204	106	61	37	-168	-82%
Multiple Family	14	2	0	0	-14	-100%
Mixed Use	9	5	2	2	-7	-77%
Industrial	16	16	16	0	-16	-100%
Commercial/Services	25	18	10	9	-16	-64%
Office	24	21	16	15	-9	-37%
Schools	0	0	0	0	0	0%
Parks and Other	51	0	0	0	-51	-100%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	1,386	1,386	1,386	1,386	0	0%
Employment Density[3]	17.8	19.4	20.8	20.2	2.4	14%
Residential Density[4]	3.2	4.0	4.1	4.1	0.9	29%

GROWTH TRENDS IN JOBS

Bar chart, Y-axis: % Change in Jobs (0% to 35%). X-axis categories: 2012-20, 2020-35, 2035-50. Legend: 92025 (dark), Region (light).
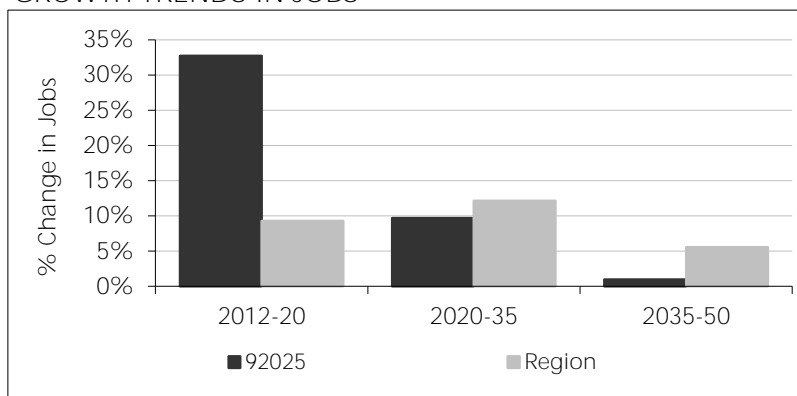
Notes:

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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