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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	141,181	164,205	181,397	185,447	44,266	31%
Household Population	137,461	160,605	177,567	181,451	43,990	32%
Group Quarters Population	3,720	3,600	3,830	3,996	276	7%
Civilian	557	437	667	833	276	50%
Military	3,163	3,163	3,163	3,163	0	0%
Total Housing Units	49,969	57,062	62,309	64,324	14,355	29%
Single Family	34,391	34,660	34,806	34,887	496	1%
Multiple Family	14,967	22,116	27,423	29,437	14,470	97%
Mobile Homes	611	286	80	0	-611	-100%
Occupied Housing Units	48,596	55,352	60,946	62,628	14,032	29%
Single Family	33,612	33,809	34,140	34,106	494	1%
Multiple Family	14,434	21,317	26,742	28,522	14,088	98%
Mobile Homes	550	226	64	0	-550	-100%
Vacancy Rate	2.7%	3.0%	2.2%	2.6%	-0.1	-4%
Single Family	2.3%	2.5%	1.9%	2.2%	-0.1	-4%
Multiple Family	3.6%	3.6%	2.5%	3.1%	-0.5	-14%
Mobile Homes	10.0%	21.0%	20.0%	0.0%	-10.0	-100%
Persons per Household	2.83	2.90	2.91	2.90	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.
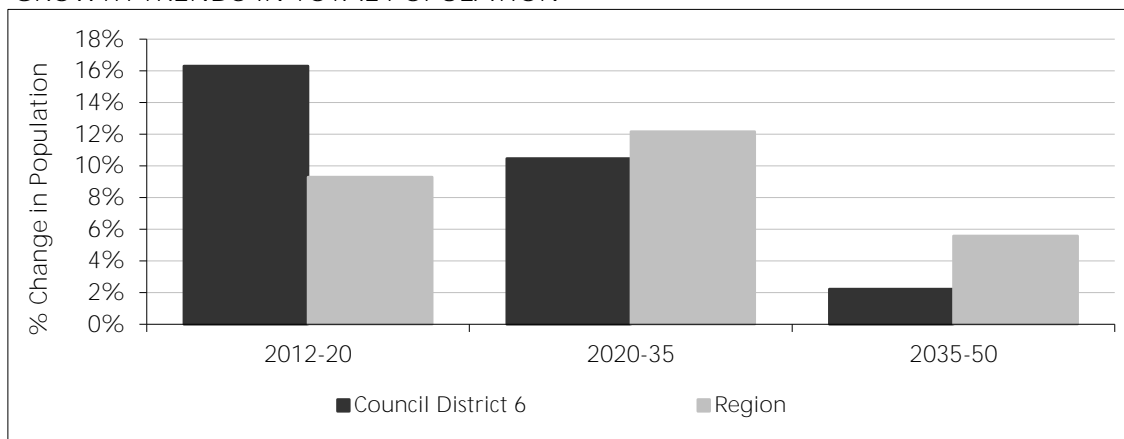
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	141,181	164,205	181,397	185,447	44,266	31%
Under 5	8,198	10,959	10,588	11,006	2,808	34%
5 to 9	7,578	9,481	9,873	10,124	2,546	34%
10 to 14	7,772	8,049	9,497	9,445	1,673	22%
15 to 17	5,219	5,050	6,084	5,934	715	14%
18 to 19	3,889	2,899	3,595	3,342	-547	-14%
20 to 24	11,523	11,447	11,814	11,550	27	0%
25 to 29	12,432	14,406	12,783	13,643	1,211	10%
30 to 34	11,424	13,203	12,510	13,607	2,183	19%
35 to 39	10,009	12,723	12,646	12,708	2,699	27%
40 to 44	9,869	10,456	12,587	10,978	1,109	11%
45 to 49	9,964	10,181	11,844	10,841	877	9%
50 to 54	10,347	10,380	12,014	11,140	793	8%
55 to 59	9,352	10,841	10,642	12,035	2,683	29%
60 to 61	3,038	4,048	3,766	4,255	1,217	40%
62 to 64	4,348	5,929	6,018	6,610	2,262	52%
65 to 69	5,211	8,444	9,379	10,623	5,412	104%
70 to 74	3,751	6,558	8,889	8,687	4,936	132%
75 to 79	2,942	4,069	7,529	7,206	4,264	145%
80 to 84	2,287	2,544	5,240	5,513	3,226	141%
85 and over	2,028	2,538	4,099	6,200	4,172	206%
Median Age	36.3	37.6	40.5	40.6	4.3	12%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	141,181	164,205	181,397	185,447	44,266	31%
Hispanic	23,500	30,120	37,193	43,364	19,864	85%
Non-Hispanic	117,681	134,085	144,204	142,083	24,402	21%
White	60,624	62,761	52,724	41,887	-18,737	-31%
Black	4,884	5,694	5,717	5,498	614	13%
American Indian	388	636	1,021	1,043	655	169%
Asian	44,614	55,590	71,306	77,238	32,624	73%
Hawaiian / Pacific Islander	749	1,317	2,489	3,453	2,704	361%
Other	364	517	701	749	385	106%
Two or More Races	6,058	7,570	10,246	12,215	6,157	102%

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	181,638	199,012	209,092	217,563	35,925	20%
Civilian Jobs	171,686	189,060	199,140	207,611	35,925	21%
Military Jobs	9,952	9,952	9,952	9,952	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	29,785	29,785	29,785	29,785	0	0%
Developed Acres	26,751	27,468	27,733	27,887	1,136	4%
Low Density Single Family	0	0	5	12	12	--
Single Family	5,282	5,343	5,350	5,355	73	1%
Multiple Family	598	740	844	856	258	43%
Mobile Homes	69	35	10	0	-69	-100%
Other Residential	72	72	72	72	0	0%
Mixed Use	0	82	153	176	176	--
Industrial	4,623	4,696	4,769	4,840	217	5%
Commercial/Services	1,689	1,710	1,737	1,715	26	2%
Office	748	836	860	902	154	21%
Schools	647	661	661	662	14	2%
Roads and Freeways	4,320	4,398	4,401	4,404	84	2%
Agricultural and Extractive[2]	1,073	1,147	1,108	1,108	35	3%
Parks and Military Use	7,629	7,748	7,763	7,785	156	2%
Vacant Developable Acres	1,203	486	224	70	-1,133	-94%
Low Density Single Family	122	16	11	4	-118	-97%
Single Family	88	22	6	2	-86	-98%
Multiple Family	193	56	2	1	-192	-100%
Mixed Use	33	0	0	0	-33	-100%
Industrial	317	161	86	12	-305	-96%
Commercial/Services	103	65	7	0	-103	-100%
Office	100	59	40	6	-94	-94%
Schools	14	1	0	0	-14	-100%
Parks and Other	198	66	34	11	-187	-94%
Future Roads and Freeways	35	41	37	35	0	0%
Constrained Acres	1,831	1,831	1,831	1,831	0	0%
Employment Density[3]	22.3	23.8	24.6	25.3	3.0	14%
Residential Density[4]	8.3	9.2	9.8	10.1	1.8	21%

GROWTH TRENDS IN JOBS
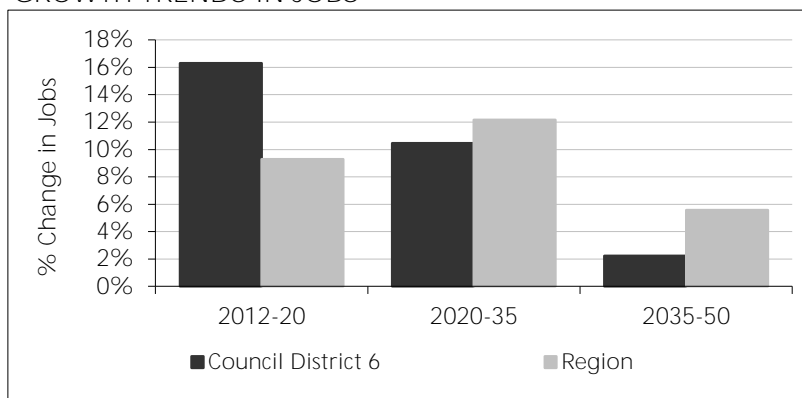
Notes:

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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