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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	20,103	22,656	25,667	25,488	5,385	27%
Household Population	19,853	22,463	25,389	25,146	5,293	27%
Group Quarters Population	250	193	278	342	92	37%
Civilian	250	193	278	342	92	37%
Military	0	0	0	0	0	0%
Total Housing Units	7,570	8,438	9,479	9,512	1,942	26%
Single Family	5,481	6,341	7,378	7,409	1,928	35%
Multiple Family	1,084	1,092	1,096	1,098	14	1%
Mobile Homes	1,005	1,005	1,005	1,005	0	0%
Occupied Housing Units	7,427	8,228	9,277	9,212	1,785	24%
Single Family	5,383	6,178	7,228	7,192	1,809	34%
Multiple Family	1,057	1,061	1,067	1,060	3	0%
Mobile Homes	987	989	982	960	-27	-3%
Vacancy Rate	1.9%	2.5%	2.1%	3.2%	1.3	68%
Single Family	1.8%	2.6%	2.0%	2.9%	1.1	61%
Multiple Family	2.5%	2.8%	2.6%	3.5%	1.0	40%
Mobile Homes	1.8%	1.6%	2.3%	4.5%	2.7	150%
Persons per Household	2.67	2.73	2.74	2.73	0.1	2%

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	502	590	563	470	-32	-6%
$15,000-$29,999	732	841	836	723	-9	-1%
$30,000-$44,999	771	910	932	852	81	11%
$45,000-$59,999	765	920	933	864	99	13%
$60,000-$74,999	633	793	844	836	203	32%
$75,000-$99,999	869	1,073	1,257	1,199	330	38%
$100,000-$124,999	723	807	943	949	226	31%
$125,000-$149,999	582	542	693	723	141	24%
$150,000-$199,999	715	720	877	953	238	33%
$200,000 or more	1,135	1,032	1,399	1,643	508	45%
Total Households	7,427	8,228	9,277	9,212	1,785	24%
Median Household Income Adjusted for inflation ($2010)	$83,933	$76,398	$85,551	$92,952	$9,019	11%

*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.
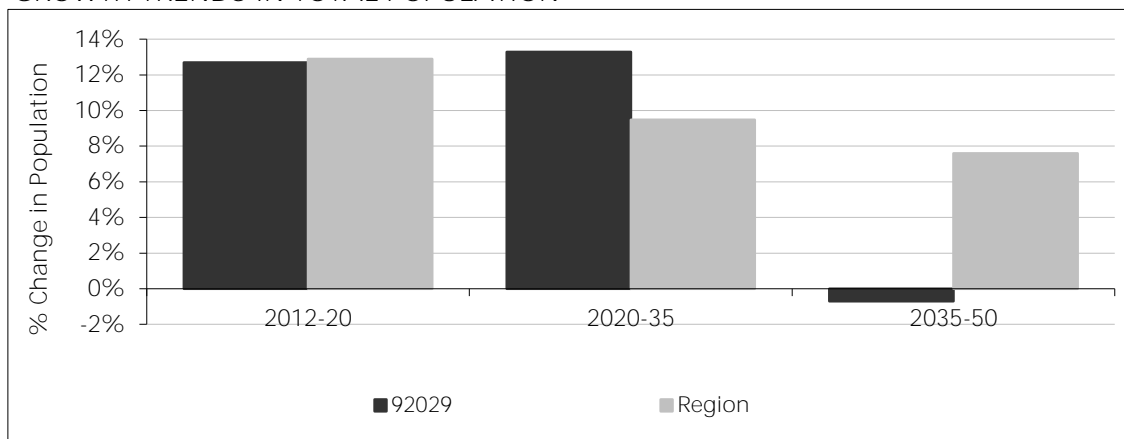
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	20,103	22,656	25,667	25,488	5,385	27%
Under 5	1,095	1,381	1,456	1,531	436	40%
5 to 9	1,112	1,361	1,540	1,539	427	38%
10 to 14	1,159	1,175	1,345	1,360	201	17%
15 to 17	737	637	806	680	-57	-8%
18 to 19	548	515	635	609	61	11%
20 to 24	1,091	1,230	1,363	1,287	196	18%
25 to 29	1,299	1,466	1,569	1,541	242	19%
30 to 34	1,128	1,316	1,387	1,554	426	38%
35 to 39	1,159	1,401	1,544	1,583	424	37%
40 to 44	1,228	1,299	1,583	1,512	284	23%
45 to 49	1,335	1,240	1,526	1,418	83	6%
50 to 54	1,694	1,459	1,652	1,603	-91	-5%
55 to 59	1,681	1,754	1,564	1,841	160	10%
60 to 61	651	824	715	770	119	18%
62 to 64	853	1,075	985	1,032	179	21%
65 to 69	1,135	1,550	1,463	1,524	389	34%
70 to 74	816	1,358	1,615	1,278	462	57%
75 to 79	607	823	1,428	1,054	447	74%
80 to 84	386	391	808	776	390	101%
85 and over	389	401	683	996	607	156%
Median Age	42.9	43.3	43.8	43.5	0.6	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	20,103	22,656	25,667	25,488	5,385	27%
Hispanic	4,268	5,451	8,387	11,203	6,935	162%
Non-Hispanic	15,835	17,205	17,280	14,285	-1,550	-10%
White	13,247	13,896	12,439	8,452	-4,795	-36%
Black	369	505	731	950	581	157%
American Indian	59	62	63	65	6	10%
Asian	1,535	1,930	2,820	3,332	1,797	117%
Hawaiian / Pacific Islander	36	61	103	137	101	281%
Other	42	33	42	33	-9	-21%
Two or More Races	547	718	1,082	1,316	769	141%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	17,169	19,752	21,262	21,577	4,408	26%
Civilian Jobs	17,169	19,752	21,262	21,577	4,408	26%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	15,338	15,338	15,338	15,338	0	0%
Developed Acres	7,594	9,079	10,511	10,532	2,938	39%
Low Density Single Family	2,052	3,250	4,418	4,421	2,369	115%
Single Family	2,148	2,433	2,848	2,858	710	33%
Multiple Family	62	63	63	63	0	1%
Mobile Homes	123	123	123	123	0	0%
Other Residential	5	5	5	7	2	39%
Mixed Use	0	0	0	0	0	0%
Industrial	657	688	734	737	79	12%
Commercial/Services	235	291	290	288	53	23%
Office	1	5	11	17	16	1681%
Schools	32	32	38	40	8	23%
Roads and Freeways	875	890	890	890	15	2%
Agricultural and Extractive[2]	686	585	383	383	-303	-44%
Parks and Military Use	718	714	708	707	-11	-1%
Vacant Developable Acres	3,425	1,940	508	487	-2,938	-86%
Low Density Single Family	2,828	1,619	451	448	-2,379	-84%
Single Family	400	226	18	9	-392	-98%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	95	48	2	0	-95	-100%
Commercial/Services	49	0	0	0	-49	-100%
Office	17	14	9	5	-12	-70%
Schools	35	32	26	24	-11	-32%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	4,319	4,319	4,319	4,319	0	0%
Employment Density[3]	18.6	19.4	19.8	20.0	1.4	8%
Residential Density[4]	1.7	1.4	1.3	1.3	-0.5	-26%

GROWTH TRENDS IN JOBS
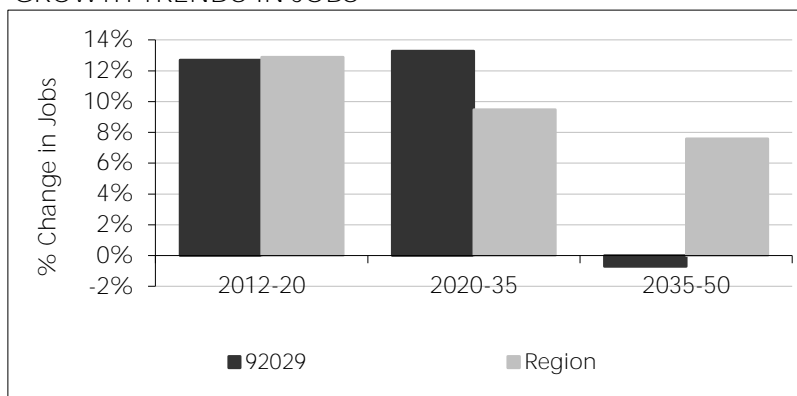
Notes:

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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