POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	139,210	175,595	204,617	211,190	71,980	52%
Household Population	138,612	174,805	203,754	210,273	71,661	52%
Group Quarters Population	598	790	863	917	319	53%
Civilian	598	790	863	917	319	53%
Military	0	0	0	0	0	0%
Total Housing Units	42,713	52,884	61,281	63,816	21,103	49%
Single Family	31,707	33,518	36,928	37,101	5,394	17%
Multiple Family	10,809	19,169	24,156	26,518	15,709	145%
Mobile Homes	197	197	197	197	0	0%
Occupied Housing Units	41,511	51,258	59,685	61,818	20,307	49%
Single Family	30,913	32,593	36,055	36,050	5,137	17%
Multiple Family	10,401	18,468	23,434	25,577	15,176	146%
Mobile Homes	197	197	196	191	-6	-3%
Vacancy Rate	2.8%	3.1%	2.6%	3.1%	0.3	11%
Single Family	2.5%	2.8%	2.4%	2.8%	0.3	12%
Multiple Family	3.8%	3.7%	3.0%	3.5%	-0.3	-8%
Mobile Homes	0.0%	0.0%	0.5%	3.0%	3.0	0%
Persons per Household	3.34	3.41	3.41	3.40	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	1,540	1,843	1,718	1,482	-58	-4%
$15,000-$29,999	1,909	3,334	3,156	2,647	738	39%
$30,000-$44,999	3,528	4,541	4,482	4,028	500	14%
$45,000-$59,999	3,919	5,307	5,350	4,776	857	22%
$60,000-$74,999	5,574	5,334	5,889	5,610	36	1%
$75,000-$99,999	7,199	8,145	9,110	8,934	1,735	24%
$100,000-$124,999	5,511	6,765	7,917	8,095	2,584	47%
$125,000-$149,999	4,232	5,069	6,370	6,896	2,664	63%
$150,000-$199,999	4,751	6,274	8,308	9,469	4,718	99%
$200,000 or more	3,348	4,646	7,385	9,881	6,533	195%
Total Households	41,511	51,258	59,685	61,818	20,307	49%
Median Household Income Adjusted for inflation ($2010)	$89,882	$91,176	$100,434	$110,599	$20,717	23%

*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	139,210	175,595	204,617	211,190	71,980	52%
Under 5	9,378	13,248	13,308	12,754	3,376	36%
5 to 9	10,496	13,295	14,525	14,144	3,648	35%
10 to 14	11,832	13,440	15,463	15,622	3,790	32%
15 to 17	7,598	7,983	9,088	9,341	1,743	23%
18 to 19	4,963	4,432	4,989	5,154	191	4%
20 to 24	9,130	10,697	10,680	11,067	1,937	21%
25 to 29	8,117	10,699	10,089	10,127	2,010	25%
30 to 34	9,296	11,544	12,540	12,298	3,002	32%
35 to 39	10,489	13,615	15,863	14,431	3,942	38%
40 to 44	11,485	12,863	17,369	15,374	3,889	34%
45 to 49	10,547	12,166	14,398	14,920	4,373	41%
50 to 54	9,438	11,361	13,029	14,593	5,155	55%
55 to 59	7,758	10,589	10,887	14,013	6,255	81%
60 to 61	2,493	3,881	4,151	4,868	2,375	95%
62 to 64	3,588	5,535	6,217	6,848	3,260	91%
65 to 69	4,259	7,408	9,418	10,118	5,859	138%
70 to 74	2,942	5,408	8,419	8,287	5,345	182%
75 to 79	2,190	3,219	6,466	6,675	4,485	205%
80 to 84	1,652	2,026	4,188	5,012	3,360	203%
85 and over	1,559	2,186	3,530	5,544	3,985	256%
Median Age	34.4	35.9	38.7	40.2	5.8	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	139,210	175,595	204,617	211,190	71,980	52%
Hispanic	66,351	89,410	110,587	122,559	56,208	85%
Non-Hispanic	72,859	86,185	94,030	88,631	15,772	22%
White	31,514	33,426	23,518	9,965	-21,549	-68%
Black	5,899	7,805	10,145	11,704	5,805	98%
American Indian	288	533	963	1,014	726	252%
Asian	29,429	36,419	46,954	50,217	20,788	71%
Hawaiian / Pacific Islander	648	1,088	2,028	2,821	2,173	335%
Other	213	428	786	908	695	326%
Two or More Races	4,868	6,486	9,636	12,002	7,134	147%

GROWTH TRENDS IN TOTAL POPULATION
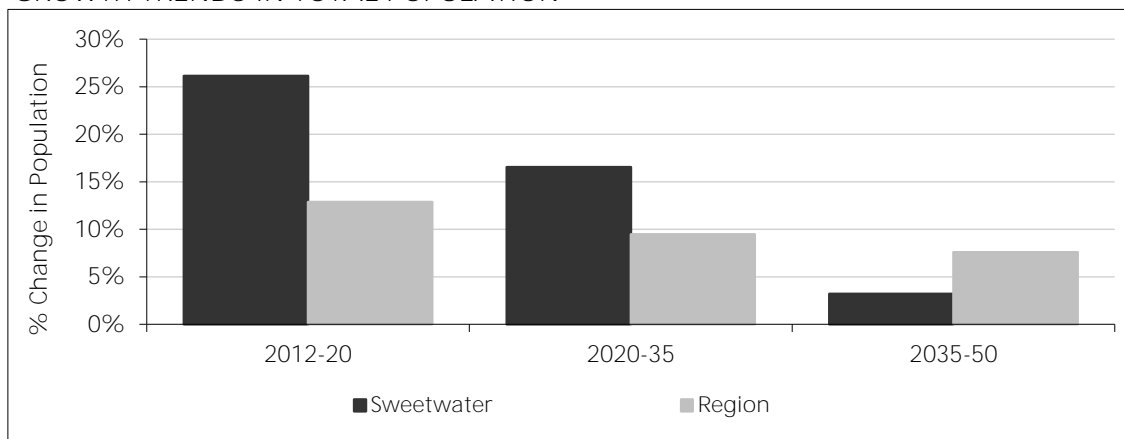
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	32,475	42,472	51,821	59,667	27,192	84%
Civilian Jobs	32,475	42,472	51,821	59,667	27,192	84%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	26,727	26,727	26,727	26,727	0	0%
Developed Acres	16,769	17,995	19,740	20,214	3,445	21%
Low Density Single Family	209	209	220	282	73	35%
Single Family	5,723	6,188	6,310	6,381	658	11%
Multiple Family	583	758	1,248	1,342	759	130%
Mobile Homes	30	30	30	30	0	0%
Other Residential	34	58	58	58	25	73%
Mixed Use	0	309	602	602	602	--
Industrial	621	694	807	943	322	52%
Commercial/Services	1,245	1,314	1,329	1,392	147	12%
Office	65	67	68	71	5	8%
Schools	767	836	988	1,025	258	34%
Roads and Freeways	3,514	3,514	3,514	3,514	0	0%
Agricultural and Extractive[2]	579	579	569	566	-13	-2%
Parks and Military Use	3,400	3,440	3,998	4,009	609	18%
Vacant Developable Acres	3,961	2,740	994	520	-3,441	-87%
Low Density Single Family	99	99	88	26	-73	-74%
Single Family	966	528	446	390	-576	-60%
Multiple Family	765	588	95	4	-761	-100%
Mixed Use	604	305	12	12	-593	-98%
Industrial	266	194	89	7	-260	-97%
Commercial/Services	173	100	85	21	-151	-88%
Office	1	1	1	0	-1	-80%
Schools	338	268	109	17	-321	-95%
Parks and Other	707	616	27	1	-706	-100%
Future Roads and Freeways	43	43	43	43	0	0%
Constrained Acres	5,993	5,993	5,993	5,993	0	0%
Employment Density[3]	12.0	13.9	14.8	16.0	4.0	33%
Residential Density[4]	6.5	7.1	7.5	7.6	1.1	17%

GROWTH TRENDS IN JOBS
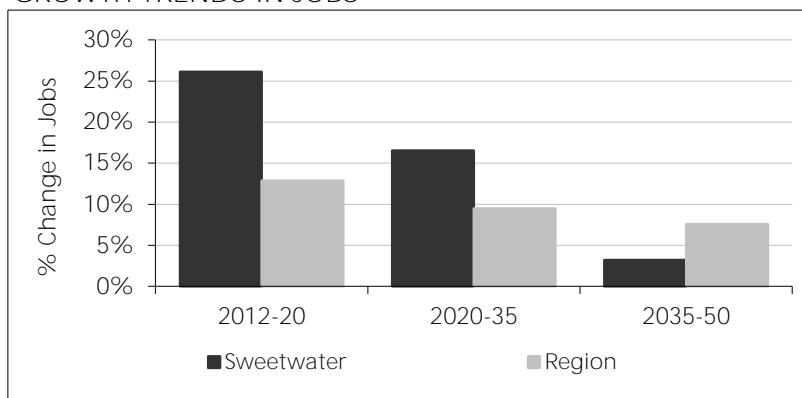
Notes:

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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