POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	110,348	120,608	123,095	122,909	12,561	11%
Household Population	109,513	119,819	122,232	122,005	12,492	11%
Group Quarters Population	835	789	863	904	69	8%
Civilian	835	789	863	904	69	8%
Military	0	0	0	0	0	0%
Total Housing Units	42,553	45,152	45,605	45,892	3,339	8%
Single Family	27,819	29,535	29,967	30,254	2,435	9%
Multiple Family	14,734	15,617	15,638	15,638	904	6%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	40,934	43,412	44,105	44,151	3,217	8%
Single Family	26,642	28,217	28,839	28,940	2,298	9%
Multiple Family	14,292	15,195	15,266	15,211	919	6%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	3.9%	3.3%	3.8%	0.0	0%
Single Family	4.2%	4.5%	3.8%	4.3%	0.1	2%
Multiple Family	3.0%	2.7%	2.4%	2.7%	-0.3	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.68	2.76	2.77	2.76	0.1	3%

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.
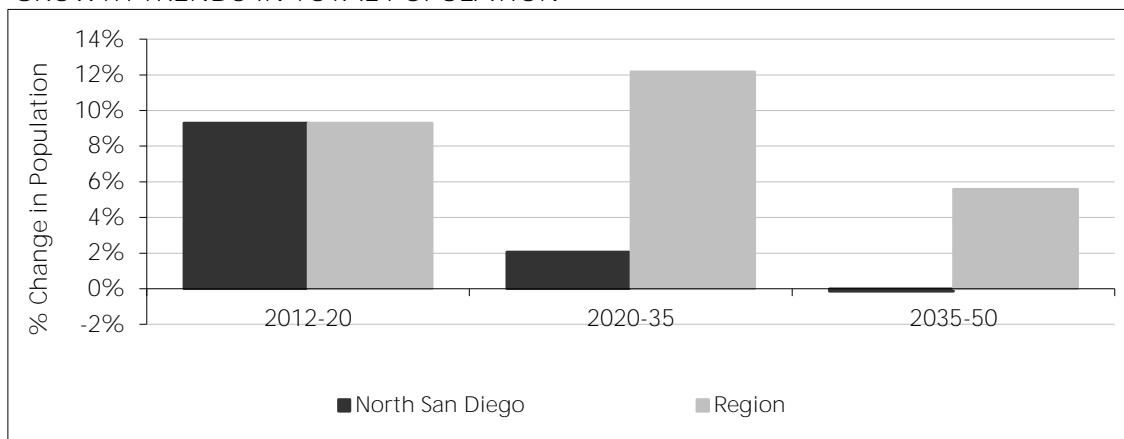
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	110,348	120,608	123,095	122,909	12,561	11%
Under 5	6,894	8,730	7,661	8,326	1,432	21%
5 to 9	7,835	9,318	8,776	9,302	1,467	19%
10 to 14	8,042	7,942	8,567	8,291	249	3%
15 to 17	4,941	4,372	5,006	4,500	-441	-9%
18 to 19	3,185	2,093	2,418	1,929	-1,256	-39%
20 to 24	4,931	4,631	4,554	4,001	-930	-19%
25 to 29	5,962	6,372	5,273	5,538	-424	-7%
30 to 34	7,234	7,831	6,646	7,592	358	5%
35 to 39	8,038	9,773	8,650	9,086	1,048	13%
40 to 44	9,049	9,085	9,915	8,534	-515	-6%
45 to 49	8,588	8,100	8,884	7,611	-977	-11%
50 to 54	8,393	7,637	8,283	7,293	-1,100	-13%
55 to 59	7,258	7,849	6,809	7,535	277	4%
60 to 61	2,448	3,049	2,381	2,648	200	8%
62 to 64	3,516	4,421	3,744	4,158	642	18%
65 to 69	4,404	6,463	6,003	6,661	2,257	51%
70 to 74	2,838	4,887	5,801	5,216	2,378	84%
75 to 79	2,183	3,017	5,069	4,283	2,100	96%
80 to 84	1,983	2,078	4,052	3,739	1,756	89%
85 and over	2,626	2,960	4,603	6,666	4,040	154%
Median Age	38.8	39.6	42.0	41.7	2.9	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	110,348	120,608	123,095	122,909	12,561	11%
Hispanic	11,483	14,224	16,333	18,357	6,874	60%
Non-Hispanic	98,865	106,384	106,762	104,552	5,687	6%
White	63,706	65,550	56,928	49,335	-14,371	-23%
Black	2,482	2,885	3,077	3,243	761	31%
American Indian	221	358	540	550	329	149%
Asian	27,156	31,074	37,612	41,051	13,895	51%
Hawaiian / Pacific Islander	273	514	1,007	1,429	1,156	423%
Other	273	351	441	479	206	75%
Two or More Races	4,754	5,652	7,157	8,465	3,711	78%

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	51,883	60,091	62,766	69,394	17,511	34%
Civilian Jobs	51,883	60,091	62,766	69,394	17,511	34%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	29,285	29,285	29,285	29,285	0	0%
Developed Acres	20,998	22,061	22,985	23,518	2,520	12%
Low Density Single Family	532	590	1,217	1,519	987	186%
Single Family	6,644	7,439	7,551	7,712	1,068	16%
Multiple Family	820	843	843	843	23	3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	30	30	30	30	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	768	771	777	768	1	0%
Commercial/Services	2,299	2,353	2,356	2,365	66	3%
Office	244	308	319	355	110	45%
Schools	518	526	529	529	11	2%
Roads and Freeways	3,184	3,184	3,184	3,184	0	0%
Agricultural and Extractive[2]	484	346	339	339	-145	-30%
Parks and Military Use	5,474	5,671	5,839	5,873	399	7%
Vacant Developable Acres	2,716	1,653	729	196	-2,520	-93%
Low Density Single Family	1,110	1,072	445	143	-967	-87%
Single Family	993	317	208	46	-947	-95%
Multiple Family	23	0	0	0	-23	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	55	43	29	3	-52	-95%
Commercial/Services	67	13	10	1	-66	-99%
Office	53	0	0	0	-53	-100%
Schools	11	2	0	0	-11	-100%
Parks and Other	400	203	35	0	-400	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	5,571	5,571	5,571	5,571	0	0%
Employment Density[3]	13.5	15.2	15.8	17.3	3.7	28%
Residential Density[4]	5.3	5.1	4.7	4.5	-0.8	-14%

GROWTH TRENDS IN JOBS

Legend: ■ North San Diego　■ Region
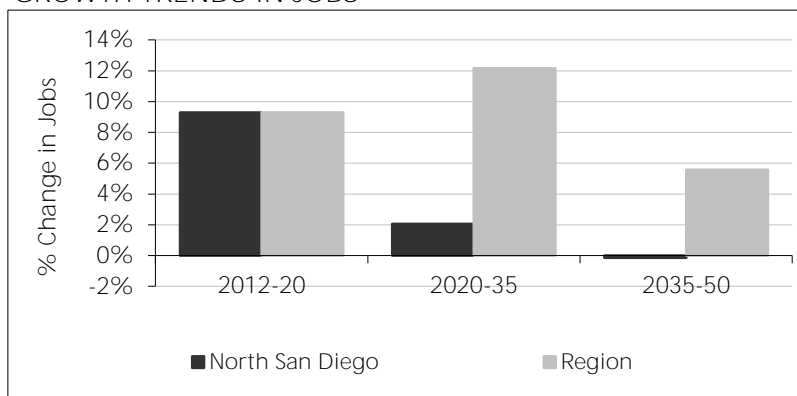
Notes:

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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