POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	39,840	40,767	41,345	41,242	1,402	4%
Household Population	39,346	40,297	40,843	40,719	1,373	3%
Group Quarters Population	494	470	502	523	29	6%
Civilian	494	470	502	523	29	6%
Military	0	0	0	0	0	0%
Total Housing Units	17,948	17,954	17,987	18,032	84	0%
Single Family	13,291	13,294	13,322	13,367	76	1%
Multiple Family	4,657	4,660	4,665	4,665	8	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	17,212	17,168	17,320	17,291	79	0%
Single Family	12,705	12,652	12,776	12,761	56	0%
Multiple Family	4,507	4,516	4,544	4,530	23	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.1%	4.4%	3.7%	4.1%	0.0	0%
Single Family	4.4%	4.8%	4.1%	4.5%	0.1	2%
Multiple Family	3.2%	3.1%	2.6%	2.9%	-0.3	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.29	2.35	2.36	2.35	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.
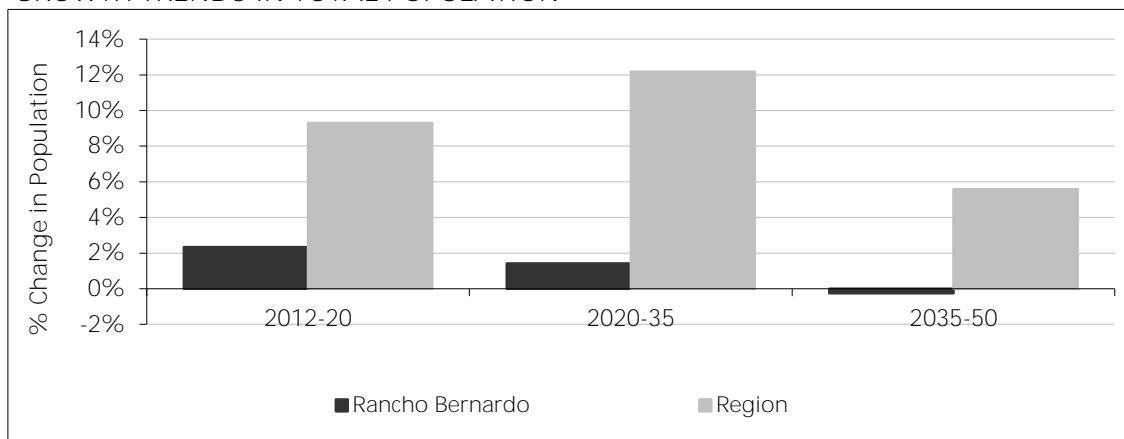
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	39,840	40,767	41,345	41,242	1,402	4%
Under 5	2,261	2,490	2,214	2,435	174	8%
5 to 9	2,471	2,710	2,466	2,597	126	5%
10 to 14	2,431	2,202	2,330	2,310	-121	-5%
15 to 17	1,586	1,280	1,482	1,319	-267	-17%
18 to 19	981	617	674	559	-422	-43%
20 to 24	1,538	1,323	1,211	1,138	-400	-26%
25 to 29	1,803	1,829	1,466	1,546	-257	-14%
30 to 34	2,257	2,392	1,902	2,181	-76	-3%
35 to 39	2,603	2,933	2,651	2,793	190	7%
40 to 44	2,797	2,622	2,732	2,438	-359	-13%
45 to 49	2,623	2,275	2,570	2,234	-389	-15%
50 to 54	2,524	2,168	2,252	1,852	-672	-27%
55 to 59	2,663	2,547	2,081	2,295	-368	-14%
60 to 61	894	1,076	774	874	-20	-2%
62 to 64	1,499	1,732	1,302	1,438	-61	-4%
65 to 69	2,201	2,787	2,316	2,563	362	16%
70 to 74	1,763	2,722	2,856	2,472	709	40%
75 to 79	1,431	1,810	2,772	2,107	676	47%
80 to 84	1,568	1,454	2,650	2,229	661	42%
85 and over	1,946	1,798	2,644	3,862	1,916	98%
Median Age	43.6	45.0	48.0	47.9	4.3	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	39,840	40,767	41,345	41,242	1,402	4%
Hispanic	3,853	4,407	5,193	5,985	2,132	55%
Non-Hispanic	35,987	36,360	36,152	35,257	-730	-2%
White	26,236	25,418	22,683	20,167	-6,069	-23%
Black	828	989	1,032	1,100	272	33%
American Indian	90	145	189	225	135	150%
Asian	7,450	8,041	9,881	10,867	3,417	46%
Hawaiian / Pacific Islander	107	170	330	446	339	317%
Other	71	92	81	138	67	94%
Two or More Races	1,205	1,505	1,956	2,314	1,109	92%

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	22,279	24,963	26,969	32,967	10,688	48%
Civilian Jobs	22,279	24,963	26,969	32,967	10,688	48%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	6,583	6,583	6,583	6,583	0	0%
Developed Acres	6,067	6,140	6,163	6,217	150	2%
Low Density Single Family	13	13	20	32	19	148%
Single Family	2,516	2,517	2,522	2,537	21	1%
Multiple Family	272	272	272	272	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	10	10	10	10	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	381	380	377	368	-13	-4%
Commercial/Services	748	750	751	752	3	0%
Office	179	239	250	286	107	60%
Schools	98	107	109	109	11	11%
Roads and Freeways	1,160	1,160	1,160	1,160	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	689	691	691	691	2	0%
Vacant Developable Acres	153	80	57	3	-150	-98%
Low Density Single Family	19	19	12	0	-19	-100%
Single Family	21	20	15	0	-21	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	45	37	29	3	-42	-94%
Commercial/Services	3	1	0	0	-3	-100%
Office	51	0	0	0	-51	-100%
Schools	11	2	0	0	-11	-100%
Parks and Other	3	0	0	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	363	363	363	363	0	0%
Employment Density[3]	15.8	16.9	18.1	21.8	5.9	37%
Residential Density[4]	6.4	6.4	6.4	6.3	-0.1	-1%

GROWTH TRENDS IN JOBS

■ Rancho Bernardo   ■ Region
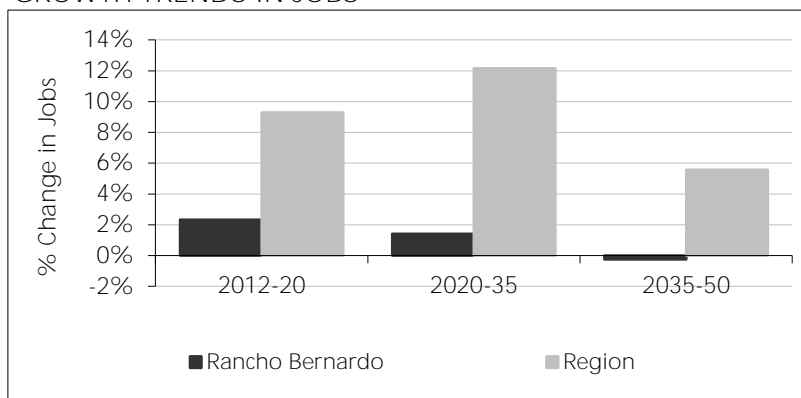
Notes:

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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