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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	13,306	13,852	14,362	15,722	2,416	18%
Household Population	13,268	13,831	14,329	15,680	2,412	18%
Group Quarters Population	38	21	33	42	4	11%
Civilian	38	21	33	42	4	11%
Military	0	0	0	0	0	0%
Total Housing Units	4,718	4,834	4,922	5,422	704	15%
Single Family	3,935	4,098	4,250	4,203	268	7%
Multiple Family	783	736	672	1,219	436	56%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,517	4,621	4,773	5,233	716	16%
Single Family	3,761	3,904	4,113	4,028	267	7%
Multiple Family	756	717	660	1,205	449	59%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.3%	4.4%	3.0%	3.5%	-0.8	-19%
Single Family	4.4%	4.7%	3.2%	4.2%	-0.2	-5%
Multiple Family	3.4%	2.6%	1.8%	1.1%	-2.3	-68%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.94	2.99	3.00	3.00	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.
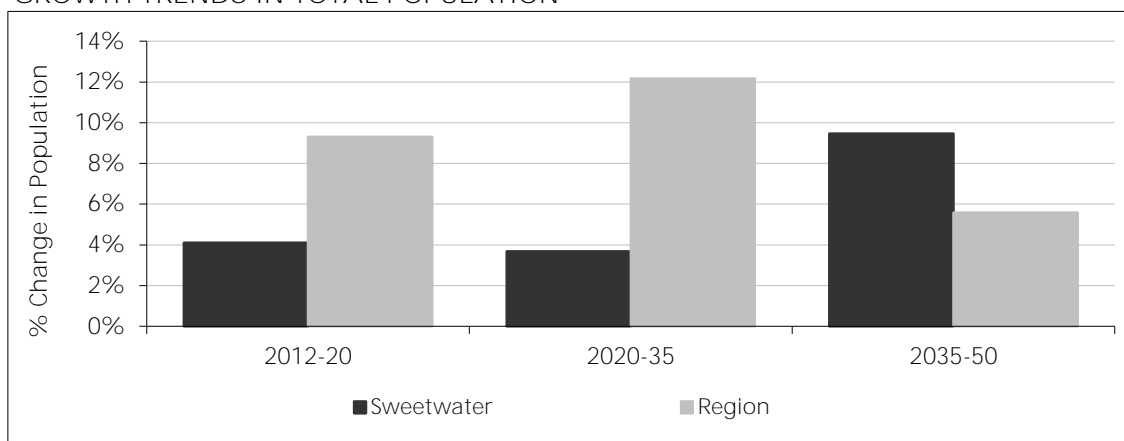
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	13,306	13,852	14,362	15,722	2,416	18%
Under 5	784	787	677	734	-50	-6%
5 to 9	774	763	711	764	-10	-1%
10 to 14	860	819	764	856	-4	0%
15 to 17	513	451	495	502	-11	-2%
18 to 19	413	302	308	312	-101	-24%
20 to 24	855	797	701	769	-86	-10%
25 to 29	828	902	739	795	-33	-4%
30 to 34	756	751	713	744	-12	-2%
35 to 39	769	780	804	801	32	4%
40 to 44	889	813	919	853	-36	-4%
45 to 49	937	748	887	990	53	6%
50 to 54	877	906	901	1,016	139	16%
55 to 59	965	1,113	989	1,306	341	35%
60 to 61	347	436	370	465	118	34%
62 to 64	532	651	580	708	176	33%
65 to 69	684	926	921	1,079	395	58%
70 to 74	530	814	1,063	978	448	85%
75 to 79	428	473	790	791	363	85%
80 to 84	303	282	531	589	286	94%
85 and over	262	338	499	670	408	156%
Median Age	40.6	43.5	47.0	48.7	8.1	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	13,306	13,852	14,362	15,722	2,416	18%
Hispanic	6,134	6,733	7,879	9,804	3,670	60%
Non-Hispanic	7,172	7,119	6,483	5,918	-1,254	-17%
White	4,411	4,205	3,015	1,728	-2,683	-61%
Black	478	456	461	513	35	7%
American Indian	39	60	90	118	79	203%
Asian	1,741	1,741	2,080	2,431	690	40%
Hawaiian / Pacific Islander	95	94	106	200	105	111%
Other	25	38	52	63	38	152%
Two or More Races	383	525	679	865	482	126%

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	1,731	1,935	2,055	2,167	436	25%
Civilian Jobs	1,731	1,935	2,055	2,167	436	25%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,579	7,579	7,579	7,579	0	0%
Developed Acres	3,509	3,682	3,747	3,900	391	11%
Low Density Single Family	202	212	227	292	89	44%
Single Family	1,763	1,879	1,947	1,979	216	12%
Multiple Family	25	23	20	45	20	81%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	217	217	217	217	0	0%
Commercial/Services	192	209	210	251	59	31%
Office	5	5	8	10	5	98%
Schools	19	19	18	18	-1	-5%
Roads and Freeways	620	620	620	620	0	0%
Agricultural and Extractive[2]	38	38	29	26	-13	-34%
Parks and Military Use	423	456	447	439	16	4%
Vacant Developable Acres	457	284	218	66	-391	-86%
Low Density Single Family	117	107	93	28	-89	-76%
Single Family	156	91	62	22	-133	-86%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	65	57	57	16	-49	-76%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	119	29	6	0	-119	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	3,614	3,614	3,614	3,614	0	0%
Employment Density[3]	4.0	4.3	4.5	4.4	0.4	9%
Residential Density[4]	2.4	2.3	2.2	2.3	0.0	-1%

GROWTH TRENDS IN JOBS
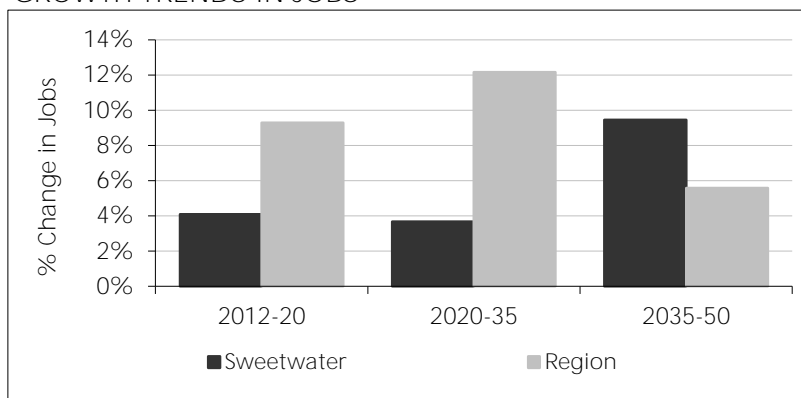
Notes:

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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