SANDAG

Supervisorial District 2

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	630,570	666,323	762,967	806,260	175,690	28%
Household Population	619,714	654,309	749,367	791,517	171,803	28%
Group Quarters Population	10,856	12,014	13,600	14,743	3,887	36%
Civilian	10,856	12,014	13,600	14,743	3,887	36%
Military	0	0	0	0	0	0%
Total Housing Units	234,233	243,879	277,765	296,762	62,529	27%
Single Family	154,357	161,615	175,324	180,043	25,686	17%
Multiple Family	65,574	68,412	89,081	103,716	38,142	58%
Mobile Homes	14,302	13,852	13,360	13,003	-1,299	-9%
Occupied Housing Units	225,710	233,474	268,065	284,136	58,426	26%
Single Family	148,189	154,455	169,071	172,198	24,009	16%
Multiple Family	64,109	65,980	86,409	99,946	35,837	56%
Mobile Homes	13,412	13,039	12,585	11,992	-1,420	-11%
Vacancy Rate	3.6%	4.3%	3.5%	4.3%	0.7	19%
Single Family	4.0%	4.4%	3.6%	4.4%	0.4	10%
Multiple Family	2.2%	3.6%	3.0%	3.6%	1.4	64%
Mobile Homes	6.2%	5.9%	5.8%	7.8%	1.6	26%
Persons per Household	2.75	2.80	2.80	2.79	0.0	1%

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.
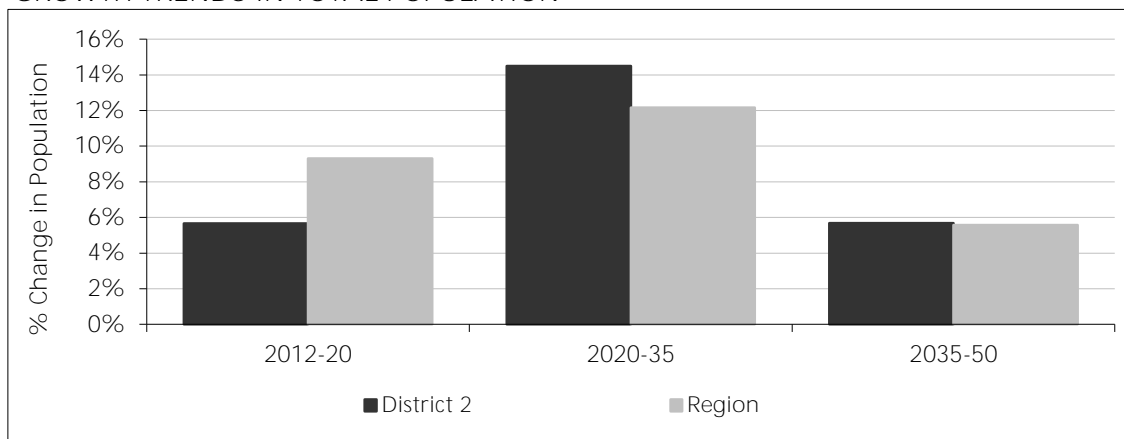
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	630,570	666,323	762,967	806,260	175,690	28%
Under 5	38,079	45,093	45,915	51,281	13,202	35%
5 to 9	37,786	41,697	44,635	49,593	11,807	31%
10 to 14	40,403	39,221	45,063	47,173	6,770	17%
15 to 17	27,791	23,698	28,621	28,090	299	1%
18 to 19	22,130	17,278	22,530	20,958	-1,172	-5%
20 to 24	48,546	48,326	55,879	54,924	6,378	13%
25 to 29	42,763	45,252	44,321	48,682	5,919	14%
30 to 34	38,686	40,372	41,076	47,174	8,488	22%
35 to 39	35,600	41,676	44,363	46,284	10,684	30%
40 to 44	39,713	38,022	48,565	45,011	5,298	13%
45 to 49	43,862	39,110	47,584	45,207	1,345	3%
50 to 54	49,016	42,616	49,236	49,559	543	1%
55 to 59	44,134	46,147	41,934	51,281	7,147	16%
60 to 61	15,386	18,653	15,668	18,546	3,160	21%
62 to 64	21,178	25,898	23,405	27,814	6,636	31%
65 to 69	26,949	37,417	38,715	43,867	16,918	63%
70 to 74	18,243	29,921	39,377	35,452	17,209	94%
75 to 79	14,643	19,397	35,926	30,960	16,317	111%
80 to 84	12,049	12,085	25,406	25,461	13,412	111%
85 and over	13,613	14,444	24,748	38,943	25,330	186%
Median Age	37.7	38.9	40.9	41.0	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	630,570	666,323	762,967	806,260	175,690	28%
Hispanic	152,593	183,718	252,501	312,687	160,094	105%
Non-Hispanic	477,977	482,605	510,466	493,573	15,596	3%
White	386,686	380,755	368,482	324,422	-62,264	-16%
Black	29,362	33,077	42,380	49,114	19,752	67%
American Indian	4,159	3,470	2,701	2,183	-1,976	-48%
Asian	30,855	35,345	56,170	69,366	38,511	125%
Hawaiian / Pacific Islander	2,825	3,328	4,622	5,942	3,117	110%
Other	1,235	1,299	1,565	1,715	480	39%
Two or More Races	22,855	25,331	34,546	40,831	17,976	79%

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	197,769	218,789	240,075	258,615	60,846	31%
Civilian Jobs	197,769	218,789	240,075	258,615	60,846	31%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,270,453	1,270,453	1,270,453	1,270,453	0	0%
Developed Acres	233,826	274,562	327,612	347,601	113,775	49%
Low Density Single Family	99,311	137,039	187,274	205,270	105,959	107%
Single Family	39,832	41,188	43,979	45,206	5,374	13%
Multiple Family	2,629	2,703	2,820	3,042	413	16%
Mobile Homes	2,225	2,060	1,630	1,477	-748	-34%
Other Residential	833	850	843	834	2	0%
Mixed Use	0	120	392	556	556	--
Industrial	5,347	4,613	4,891	5,329	-18	0%
Commercial/Services	9,636	10,659	10,619	10,846	1,210	13%
Office	286	318	360	382	97	34%
Schools	3,027	3,025	3,035	3,034	7	0%
Roads and Freeways	23,390	24,540	24,540	24,540	1,150	5%
Agricultural and Extractive[2]	25,305	24,769	24,645	24,462	-843	-3%
Parks and Military Use	22,005	22,678	22,586	22,621	616	3%
Vacant Developable Acres	216,616	175,909	122,858	102,869	-113,747	-53%
Low Density Single Family	205,499	168,033	117,799	99,802	-105,697	-51%
Single Family	6,433	5,201	2,958	1,770	-4,663	-72%
Multiple Family	203	144	98	22	-181	-89%
Mixed Use	32	22	11	5	-27	-85%
Industrial	1,483	1,161	846	385	-1,098	-74%
Commercial/Services	1,797	932	792	604	-1,193	-66%
Office	86	67	50	37	-49	-57%
Schools	10	7	0	0	-10	-100%
Parks and Other	907	176	140	78	-829	-91%
Future Roads and Freeways	166	166	166	166	0	0%
Constrained Acres	819,982	819,982	819,982	819,982	0	0%
Employment Density[3]	10.8	11.7	12.6	13.0	2.2	20%
Residential Density[4]	1.6	1.3	1.2	1.2	-0.5	-28%

GROWTH TRENDS IN JOBS

Bar chart legend: ■ District 2 ■ Region (x-axis categories: 2012-20, 2020-35, 2035-50; y-axis: % Change in Jobs, 0%–16%)
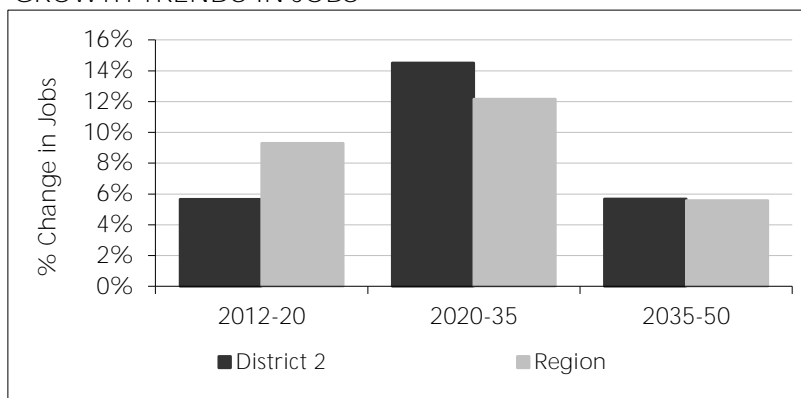
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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