POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,905	49,045	49,525	49,374	1,469	3%
Household Population	47,668	48,828	49,285	49,122	1,454	3%
Group Quarters Population	237	217	240	252	15	6%
Civilian	237	217	240	252	15	6%
Military	0	0	0	0	0	0%
Total Housing Units	21,302	21,306	21,334	21,379	77	0%
Single Family	14,844	14,846	14,870	14,915	71	0%
Multiple Family	6,458	6,460	6,464	6,464	6	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	20,516	20,485	20,599	20,560	44	0%
Single Family	14,246	14,201	14,294	14,275	29	0%
Multiple Family	6,270	6,284	6,305	6,285	15	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.9%	3.4%	3.8%	0.1	3%
Single Family	4.0%	4.3%	3.9%	4.3%	0.3	7%
Multiple Family	2.9%	2.7%	2.5%	2.8%	-0.1	-3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.32	2.38	2.39	2.39	0.1	3%

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	995	945	792	663	-332	-33%
$15,000-$29,999	1,364	1,387	1,196	1,023	-341	-25%
$30,000-$44,999	1,561	1,670	1,479	1,298	-263	-17%
$45,000-$59,999	1,810	1,774	1,610	1,445	-365	-20%
$60,000-$74,999	2,128	1,766	1,641	1,503	-625	-29%
$75,000-$99,999	3,057	2,747	2,629	2,472	-585	-19%
$100,000-$124,999	2,222	2,358	2,345	2,283	61	3%
$125,000-$149,999	1,997	1,921	1,982	1,996	-1	0%
$150,000-$199,999	2,370	2,657	2,890	3,053	683	29%
$200,000 or more	3,012	3,260	4,035	4,824	1,812	60%
Total Households	20,516	20,485	20,599	20,560	44	0%

*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.
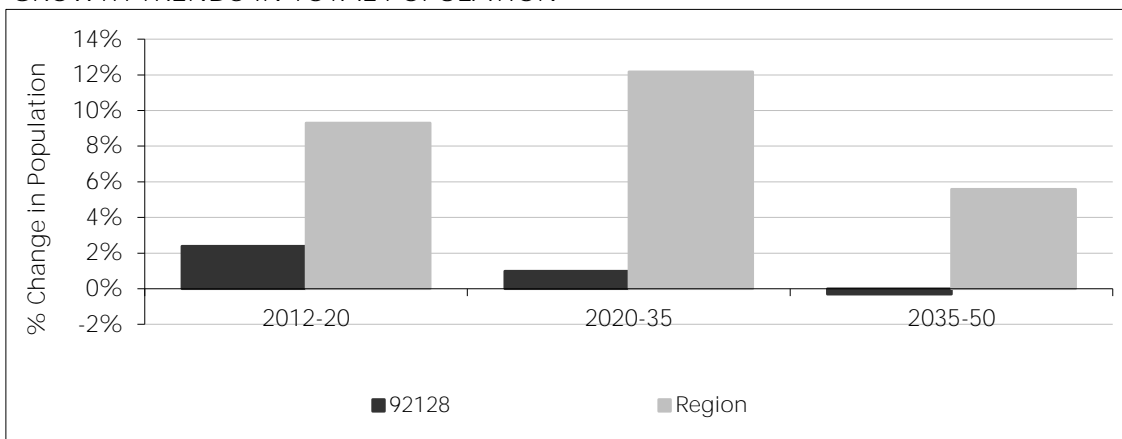
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,905	49,045	49,525	49,374	1,469	3%
Under 5	2,662	3,152	2,737	2,933	271	10%
5 to 9	2,828	3,105	2,883	3,040	212	7%
10 to 14	2,746	2,497	2,652	2,600	-146	-5%
15 to 17	1,858	1,529	1,727	1,561	-297	-16%
18 to 19	1,171	696	785	631	-540	-46%
20 to 24	1,940	1,669	1,587	1,430	-510	-26%
25 to 29	2,499	2,493	2,009	2,095	-404	-16%
30 to 34	3,025	3,009	2,471	2,834	-191	-6%
35 to 39	3,177	3,546	3,048	3,228	51	2%
40 to 44	3,617	3,313	3,537	3,041	-576	-16%
45 to 49	3,526	3,058	3,317	2,792	-734	-21%
50 to 54	3,337	2,787	2,932	2,544	-793	-24%
55 to 59	3,031	3,058	2,528	2,787	-244	-8%
60 to 61	1,120	1,310	955	1,078	-42	-4%
62 to 64	1,746	2,010	1,528	1,705	-41	-2%
65 to 69	2,483	3,252	2,689	2,977	494	20%
70 to 74	1,884	2,977	3,188	2,795	911	48%
75 to 79	1,578	2,017	3,148	2,453	875	55%
80 to 84	1,672	1,594	2,901	2,542	870	52%
85 and over	2,005	1,973	2,903	4,308	2,303	115%
Median Age	42.8	44.3	47.0	47.3	4.5	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,905	49,045	49,525	49,374	1,469	3%
Hispanic	4,169	4,985	5,821	6,724	2,555	61%
Non-Hispanic	43,736	44,060	43,704	42,650	-1,086	-2%
White	30,389	29,579	25,999	22,928	-7,461	-25%
Black	995	1,089	1,199	1,259	264	27%
American Indian	99	150	194	206	107	108%
Asian	10,383	11,110	13,479	14,805	4,422	43%
Hawaiian / Pacific Islander	102	185	376	541	439	430%
Other	83	90	116	126	43	52%
Two or More Races	1,685	1,857	2,341	2,785	1,100	65%

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	23,212	25,165	25,704	26,338	3,126	13%
Civilian Jobs	23,212	25,165	25,704	26,338	3,126	13%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,430	7,430	7,430	7,430	0	0%
Developed Acres	7,093	7,113	7,127	7,155	61	1%
Low Density Single Family	13	13	20	32	19	148%
Single Family	2,599	2,600	2,603	2,618	19	1%
Multiple Family	364	364	364	364	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	22	22	22	22	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	185	185	185	185	0	0%
Commercial/Services	1,039	1,044	1,045	1,045	6	1%
Office	101	105	105	105	4	4%
Schools	130	139	141	141	11	8%
Roads and Freeways	1,388	1,388	1,388	1,388	0	0%
Agricultural and Extractive[2]	68	68	68	68	0	0%
Parks and Military Use	1,184	1,187	1,187	1,187	3	0%
Vacant Developable Acres	61	41	28	0	-61	-100%
Low Density Single Family	19	19	12	0	-19	-100%
Single Family	19	18	15	0	-19	-100%
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	7	1	0	0	-7	-100%
Office	3	0	0	0	-3	-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	275	275	275	275	0	0%
Employment Density[3]	16.0	17.1	17.4	17.8	1.9	12%
Residential Density[4]	7.1	7.1	7.1	7.0	-0.1	-1%

GROWTH TRENDS IN JOBS
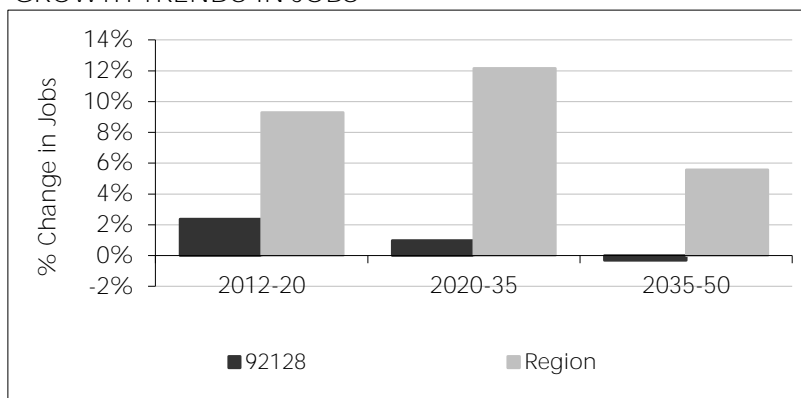
Notes:

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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