POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	495,267	543,426	617,570	647,233	151,966	31%
Household Population	468,619	510,768	583,744	612,581	143,962	31%
Group Quarters Population	26,648	32,658	33,826	34,652	8,004	30%
Civilian	9,850	15,860	17,028	17,854	8,004	81%
Military	16,798	16,798	16,798	16,798	0	0%
Total Housing Units	171,863	185,253	209,506	222,932	51,069	30%
Single Family	134,245	146,436	169,961	178,110	43,865	33%
Multiple Family	25,313	26,851	27,671	33,218	7,905	31%
Mobile Homes	12,305	11,966	11,874	11,604	-701	-6%
Occupied Housing Units	162,371	173,535	198,819	209,407	47,036	29%
Single Family	125,997	136,894	161,335	167,227	41,230	33%
Multiple Family	25,324	25,883	26,862	32,051	6,727	27%
Mobile Homes	11,050	10,758	10,622	10,129	-921	-8%
Vacancy Rate	5.5%	6.3%	5.1%	6.1%	0.6	11%
Single Family	6.1%	6.5%	5.1%	6.1%	0.0	0%
Multiple Family	0.0%	3.6%	2.9%	3.5%	3.5	0%
Mobile Homes	10.2%	10.1%	10.5%	12.7%	2.5	25%
Persons per Household	2.89	2.94	2.94	2.93	0.0	1%

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	9,415	10,295	10,249	9,312	-103	-1%
$15,000-$29,999	17,504	16,758	16,569	14,962	-2,542	-15%
$30,000-$44,999	18,782	20,147	20,495	19,162	380	2%
$45,000-$59,999	19,099	20,131	21,498	20,953	1,854	10%
$60,000-$74,999	17,994	18,137	20,049	20,134	2,140	12%
$75,000-$99,999	22,933	24,471	28,243	29,357	6,424	28%
$100,000-$124,999	17,280	17,971	21,437	23,318	6,038	35%
$125,000-$149,999	10,995	12,844	15,912	17,825	6,830	62%
$150,000-$199,999	13,207	15,610	20,118	23,484	10,277	78%
$200,000 or more	15,162	17,171	24,249	30,900	15,738	104%
Total Households	162,371	173,535	198,819	209,407	47,036	29%

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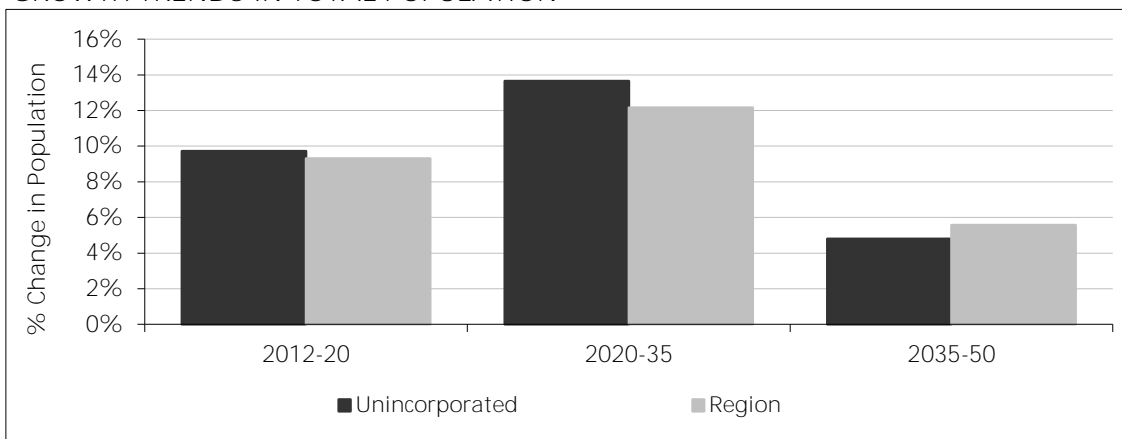
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	495,267	543,426	617,570	647,233	151,966	31%
Under 5	31,198	37,640	38,639	42,016	10,818	35%
5 to 9	31,310	35,551	38,426	41,820	10,510	34%
10 to 14	32,832	32,915	37,764	39,306	6,474	20%
15 to 17	21,717	19,266	23,239	22,625	908	4%
18 to 19	19,169	16,190	18,286	16,960	-2,209	-12%
20 to 24	46,315	49,272	51,109	50,113	3,798	8%
25 to 29	32,177	36,432	35,712	37,899	5,722	18%
30 to 34	27,502	29,949	31,076	34,867	7,365	27%
35 to 39	26,165	31,110	34,085	35,001	8,836	34%
40 to 44	29,374	28,847	37,302	34,215	4,841	16%
45 to 49	32,464	29,818	36,835	35,504	3,040	9%
50 to 54	36,370	32,987	38,215	39,032	2,662	7%
55 to 59	33,896	36,655	33,877	41,585	7,689	23%
60 to 61	12,166	15,078	12,753	14,961	2,795	23%
62 to 64	17,053	21,365	19,393	23,121	6,068	36%
65 to 69	21,887	30,832	32,214	36,403	14,516	66%
70 to 74	14,732	25,225	33,576	30,195	15,463	105%
75 to 79	11,089	15,178	28,258	24,191	13,102	118%
80 to 84	8,526	8,748	18,724	18,703	10,177	119%
85 and over	9,325	10,368	18,087	28,716	19,391	208%
Median Age	36.0	37.3	40.1	40.4	4.4	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	495,267	543,426	617,570	647,233	151,966	31%
Hispanic	135,671	167,410	223,695	270,114	134,443	99%
Non-Hispanic	359,596	376,016	393,875	377,119	17,523	5%
White	290,964	297,731	294,672	262,919	-28,045	-10%
Black	18,256	21,126	25,014	27,895	9,639	53%
American Indian	6,189	5,091	3,079	2,119	-4,070	-66%
Asian	26,024	30,255	43,164	51,759	25,735	99%
Hawaiian / Pacific Islander	2,059	2,453	3,112	3,817	1,758	85%
Other	943	1,095	1,161	1,205	262	28%
Two or More Races	15,161	18,265	23,673	27,405	12,244	81%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	160,562	175,784	188,612	208,227	47,665	30%
Civilian Jobs	116,238	131,460	144,288	163,903	47,665	41%
Military Jobs	44,324	44,324	44,324	44,324	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,284,386	2,284,386	2,284,386	2,284,386	0	0%
Developed Acres	512,703	571,856	658,567	691,826	179,123	35%
Low Density Single Family	168,390	222,084	304,164	333,264	164,874	98%
Single Family	38,189	40,714	45,741	48,109	9,920	26%
Multiple Family	1,761	2,122	2,155	2,373	612	35%
Mobile Homes	2,717	2,530	2,055	1,888	-829	-31%
Other Residential	2,026	2,052	2,041	2,038	12	1%
Mixed Use	0	9	40	133	133	--
Industrial	6,289	5,321	5,722	6,549	260	4%
Commercial/Services	12,701	15,373	15,744	16,744	4,043	32%
Office	173	221	252	296	123	72%
Schools	2,011	2,037	2,063	2,083	72	4%
Roads and Freeways	27,677	28,994	28,994	28,994	1,317	5%
Agricultural and Extractive[2]	97,892	96,051	94,944	94,494	-3,398	-3%
Parks and Military Use	152,879	154,348	154,652	154,863	1,984	1%
Vacant Developable Acres	393,077	333,948	247,237	213,978	-179,100	-46%
Low Density Single Family	370,763	317,063	235,132	205,899	-164,864	-44%
Single Family	11,648	10,187	6,541	4,410	-7,238	-62%
Multiple Family	168	166	155	106	-62	-37%
Mixed Use	15	14	6	1	-13	-92%
Industrial	3,006	2,765	2,378	1,558	-1,448	-48%
Commercial/Services	4,379	2,282	2,031	1,333	-3,046	-70%
Office	99	83	68	41	-58	-59%
Schools	53	23	19	0	-53	-100%
Parks and Other	2,532	951	493	215	-2,317	-92%
Future Roads and Freeways	415	415	415	415	0	0%
Constrained Acres	1,378,582	1,378,582	1,378,582	1,378,582	0	0%
Employment Density[3]	5.5	5.7	6.1	6.4	0.9	16%
Residential Density[4]	0.8	0.7	0.6	0.6	-0.2	-29%

GROWTH TRENDS IN JOBS
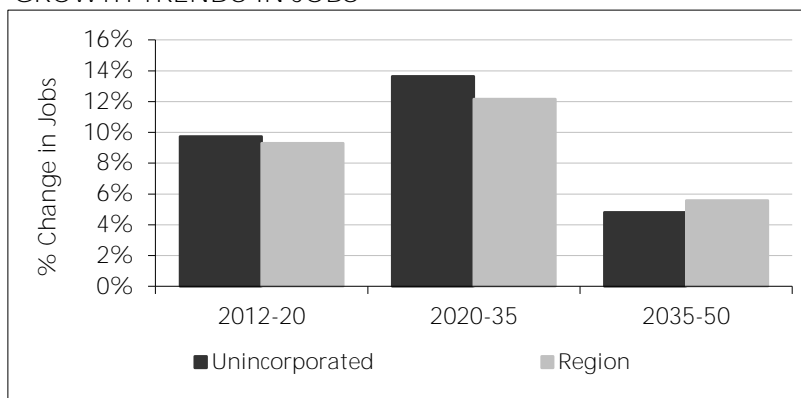
Notes:

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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