Major Statistical Area 2 - South Suburban

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	391,276	450,726	534,991	564,161	172,885	44%
Household Population	384,845	437,671	521,516	550,376	165,531	43%
Group Quarters Population	6,431	13,055	13,475	13,785	7,354	114%
Civilian	6,431	13,055	13,475	13,785	7,354	114%
Military	0	0	0	0	0	0%
Total Housing Units	120,573	134,145	158,253	168,864	48,291	40%
Single Family	71,744	74,449	78,192	78,570	6,826	10%
Multiple Family	42,347	53,604	74,935	86,364	44,017	104%
Mobile Homes	6,482	6,092	5,126	3,930	-2,552	-39%
Occupied Housing Units	116,693	129,680	153,719	163,053	46,360	40%
Single Family	69,933	72,365	76,355	76,313	6,380	9%
Multiple Family	40,671	51,567	72,551	83,081	42,410	104%
Mobile Homes	6,089	5,748	4,813	3,659	-2,430	-40%
Vacancy Rate	3.2%	3.3%	2.9%	3.4%	0.2	6%
Single Family	2.5%	2.8%	2.3%	2.9%	0.4	16%
Multiple Family	4.0%	3.8%	3.2%	3.8%	-0.2	-5%
Mobile Homes	6.1%	5.6%	6.1%	6.9%	0.8	13%
Persons per Household	3.30	3.38	3.39	3.38	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.
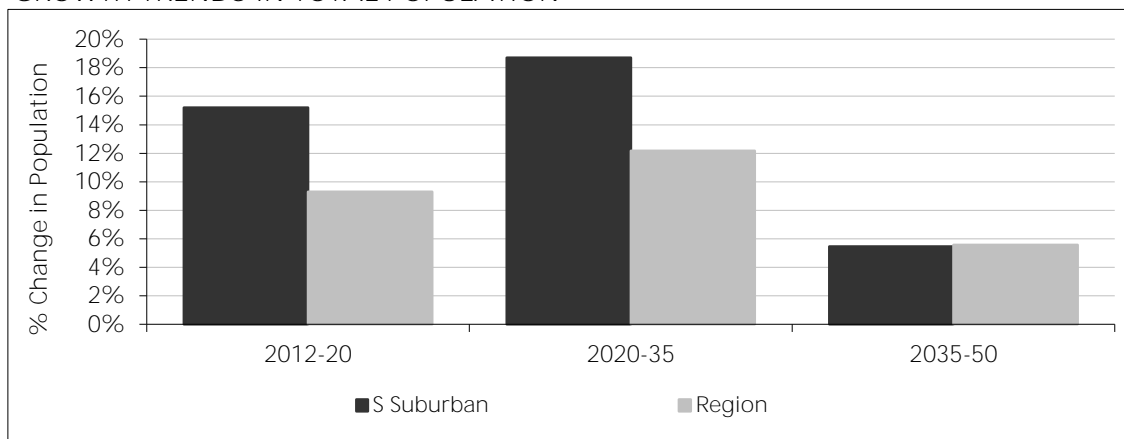
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
S Suburban
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	391,276	450,726	534,991	564,161	172,885	44%
Under 5	28,436	36,065	37,018	35,086	6,650	23%
5 to 9	27,732	31,280	34,997	34,078	6,346	23%
10 to 14	30,534	31,559	35,893	36,696	6,162	20%
15 to 17	20,023	19,046	21,113	22,120	2,097	10%
18 to 19	14,011	11,864	12,867	13,505	-506	-4%
20 to 24	30,458	32,845	32,049	33,608	3,150	10%
25 to 29	27,189	32,653	31,245	30,968	3,779	14%
30 to 34	26,204	29,358	33,266	31,878	5,674	22%
35 to 39	26,133	30,399	37,245	33,055	6,922	26%
40 to 44	27,890	28,277	39,373	34,956	7,066	25%
45 to 49	27,207	28,600	33,919	36,316	9,109	33%
50 to 54	25,852	28,728	32,411	38,121	12,269	47%
55 to 59	21,771	27,578	28,377	38,096	16,325	75%
60 to 61	7,137	10,230	11,142	13,184	6,047	85%
62 to 64	9,873	14,119	16,390	18,328	8,455	86%
65 to 69	12,396	19,509	26,589	28,675	16,279	131%
70 to 74	9,286	15,165	24,878	24,713	15,427	166%
75 to 79	7,513	9,838	20,588	22,392	14,879	198%
80 to 84	6,006	6,553	13,896	18,189	12,183	203%
85 and over	5,625	7,060	11,735	20,197	14,572	259%
Median Age	33.3	35.1	38.9	41.6	8.3	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	391,276	450,726	534,991	564,161	172,885	44%
Hispanic	244,551	292,788	369,184	413,490	168,939	69%
Non-Hispanic	146,725	157,938	165,807	150,671	3,946	3%
White	71,566	69,968	52,381	27,741	-43,825	-61%
Black	14,555	16,854	20,030	21,245	6,690	46%
American Indian	933	995	1,207	1,166	233	25%
Asian	47,521	55,629	72,126	76,666	29,145	61%
Hawaiian / Pacific Islander	1,650	2,018	2,842	3,581	1,931	117%
Other	692	760	950	1,035	343	50%
Two or More Races	9,808	11,714	16,271	19,237	9,429	96%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
S Suburban
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	102,808	129,084	154,645	187,952	85,144	83%
Civilian Jobs	102,552	128,828	154,389	187,696	85,144	83%
Military Jobs	256	256	256	256	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	66,915	66,915	66,915	66,915	0	0%
Developed Acres	44,313	47,058	49,603	51,443	7,130	16%
Low Density Single Family	308	308	309	371	63	20%
Single Family	11,600	12,267	12,458	12,611	1,011	9%
Multiple Family	1,831	2,103	2,995	3,308	1,477	81%
Mobile Homes	543	520	413	338	-205	-38%
Other Residential	768	833	832	832	64	8%
Mixed Use	0	482	1,091	1,181	1,181	--
Industrial	4,339	4,506	4,898	5,817	1,478	34%
Commercial/Services	2,827	2,898	2,853	3,080	253	9%
Office	194	195	205	245	51	26%
Schools	1,701	1,760	1,934	2,014	313	18%
Roads and Freeways	8,352	8,524	8,524	8,524	172	2%
Agricultural and Extractive[2]	2,001	2,006	1,903	1,808	-193	-10%
Parks and Military Use	9,848	10,657	11,187	11,314	1,466	15%
Vacant Developable Acres	10,072	7,342	4,830	2,997	-7,075	-70%
Low Density Single Family	491	486	471	409	-83	-17%
Single Family	1,505	839	633	426	-1,079	-72%
Multiple Family	1,041	767	138	22	-1,020	-98%
Mixed Use	699	381	27	13	-685	-98%
Industrial	3,015	2,683	2,258	1,400	-1,616	-54%
Commercial/Services	546	416	332	92	-454	-83%
Office	92	85	69	35	-58	-62%
Schools	413	336	154	28	-384	-93%
Parks and Other	1,942	1,022	422	246	-1,697	-87%
Future Roads and Freeways	327	327	327	327	0	0%
Constrained Acres	12,515	12,515	12,515	12,515	0	0%
Employment Density[3]	11.3	13.4	14.8	16.0	4.7	41%
Residential Density[4]	8.0	8.2	9.0	9.4	1.3	17%

GROWTH TRENDS IN JOBS
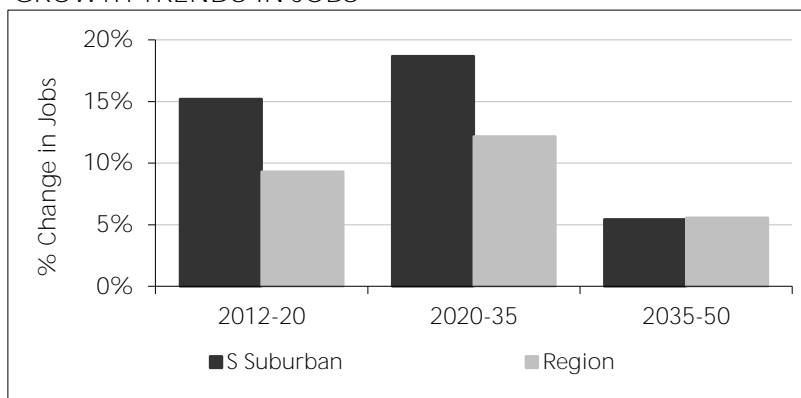
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
S Suburban
Page 3 of 3