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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	116,238	130,808	144,460	148,894	32,656	28%
Household Population	115,194	129,599	143,099	147,425	32,231	28%
Group Quarters Population	1,044	1,209	1,361	1,469	425	41%
Civilian	1,044	1,209	1,361	1,469	425	41%
Military	0	0	0	0	0	0%
Total Housing Units	41,470	45,828	50,272	52,052	10,582	26%
Single Family	24,434	25,900	26,720	27,125	2,691	11%
Multiple Family	13,210	16,102	19,726	21,194	7,984	60%
Mobile Homes	3,826	3,826	3,826	3,733	-93	-2%
Occupied Housing Units	39,750	43,900	48,566	50,189	10,439	26%
Single Family	23,355	24,681	25,738	26,027	2,672	11%
Multiple Family	12,791	15,604	19,234	20,725	7,934	62%
Mobile Homes	3,604	3,615	3,594	3,437	-167	-5%
Vacancy Rate	4.1%	4.2%	3.4%	3.6%	-0.5	-12%
Single Family	4.4%	4.7%	3.7%	4.0%	-0.4	-9%
Multiple Family	3.2%	3.1%	2.5%	2.2%	-1.0	-31%
Mobile Homes	5.8%	5.5%	6.1%	7.9%	2.1	36%
Persons per Household	2.90	2.95	2.95	2.94	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	2,743	3,229	2,999	2,581	-162	-6%
$15,000-$29,999	5,223	5,304	5,213	4,714	-509	-10%
$30,000-$44,999	5,122	5,600	5,729	5,381	259	5%
$45,000-$59,999	4,544	5,117	5,410	5,303	759	17%
$60,000-$74,999	4,301	4,380	4,781	4,864	563	13%
$75,000-$99,999	5,273	5,701	6,487	6,658	1,385	26%
$100,000-$124,999	4,114	4,069	4,629	5,027	913	22%
$125,000-$149,999	2,220	2,817	3,406	3,822	1,602	72%
$150,000-$199,999	2,397	3,464	4,264	4,850	2,453	102%
$200,000 or more	3,813	4,219	5,648	6,989	3,176	83%
Total Households	39,750	43,900	48,566	50,189	10,439	26%
Median Household Income Adjusted for inflation ($2010)	$67,823	$69,247	$75,582	$83,454	$15,631	23%

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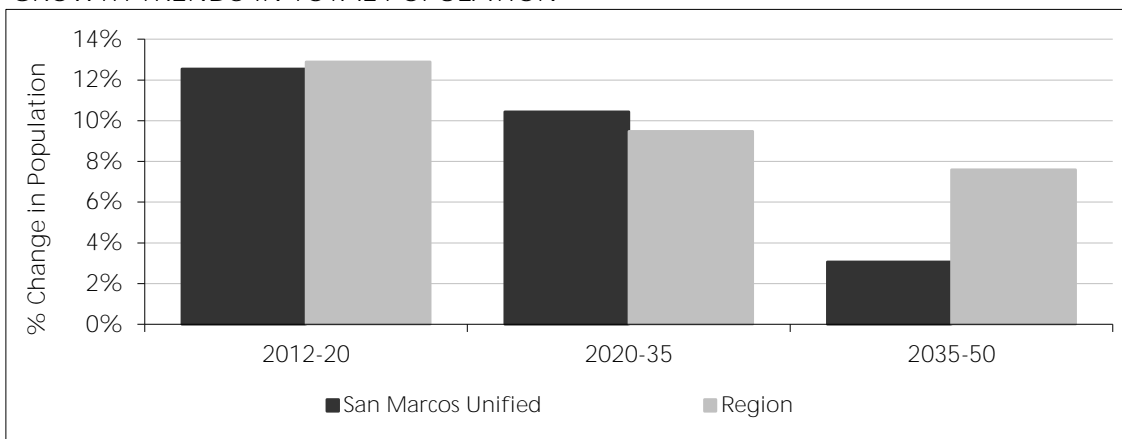
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	116,238	130,808	144,460	148,894	32,656	28%
Under 5	8,173	10,311	10,035	10,760	2,587	32%
5 to 9	8,858	10,593	11,150	11,711	2,853	32%
10 to 14	8,366	8,539	9,585	9,744	1,378	16%
15 to 17	5,049	4,419	5,164	5,105	56	1%
18 to 19	3,746	3,463	3,777	3,914	168	4%
20 to 24	7,872	8,455	8,537	8,677	805	10%
25 to 29	7,139	8,408	8,117	8,587	1,448	20%
30 to 34	7,610	8,732	8,981	9,652	2,042	27%
35 to 39	8,177	9,810	10,312	10,352	2,175	27%
40 to 44	9,030	9,344	11,351	10,222	1,192	13%
45 to 49	7,984	7,849	9,102	8,939	955	12%
50 to 54	7,429	7,021	7,909	7,944	515	7%
55 to 59	6,450	7,211	6,789	8,282	1,832	28%
60 to 61	2,283	2,795	2,439	2,795	512	22%
62 to 64	3,283	4,065	3,807	4,277	994	30%
65 to 69	4,398	6,251	6,284	6,819	2,421	55%
70 to 74	3,148	5,125	6,498	5,711	2,563	81%
75 to 79	2,520	3,383	5,844	5,046	2,526	100%
80 to 84	2,157	2,253	4,350	4,062	1,905	88%
85 and over	2,566	2,781	4,429	6,295	3,729	145%
Median Age	35.8	36.3	38.3	38.0	2.2	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	116,238	130,808	144,460	148,894	32,656	28%
Hispanic	37,996	47,201	59,841	68,731	30,735	81%
Non-Hispanic	78,242	83,607	84,619	80,163	1,921	2%
White	62,006	64,625	60,136	52,532	-9,474	-15%
Black	2,236	2,618	3,088	3,359	1,123	50%
American Indian	361	381	370	367	6	2%
Asian	9,719	11,396	15,159	17,122	7,403	76%
Hawaiian / Pacific Islander	397	506	706	871	474	119%
Other	278	263	258	269	-9	-3%
Two or More Races	3,245	3,818	4,902	5,643	2,398	74%

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	52,610	61,671	73,093	83,133	30,523	58%
Civilian Jobs	52,610	61,671	73,093	83,133	30,523	58%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	26,893	26,893	26,893	26,893	0	0%
Developed Acres	16,916	17,806	20,353	20,819	3,903	23%
Low Density Single Family	1,930	2,082	3,957	4,060	2,130	110%
Single Family	4,949	5,315	5,524	5,658	709	14%
Multiple Family	713	742	831	834	121	17%
Mobile Homes	532	528	507	492	-40	-8%
Other Residential	34	58	57	57	24	71%
Mixed Use	0	117	224	262	262	--
Industrial	1,611	1,551	1,624	1,715	105	6%
Commercial/Services	919	979	1,033	1,081	162	18%
Office	89	140	157	150	62	69%
Schools	457	509	560	641	184	40%
Roads and Freeways	2,729	2,816	2,817	2,817	88	3%
Agricultural and Extractive[2]	2,205	2,183	2,149	2,137	-68	-3%
Parks and Military Use	749	786	913	913	165	22%
Vacant Developable Acres	5,276	4,389	1,842	1,376	-3,900	-74%
Low Density Single Family	3,108	2,956	1,082	978	-2,130	-69%
Single Family	949	559	317	190	-759	-80%
Multiple Family	80	49	4	1	-80	-99%
Mixed Use	153	83	30	5	-148	-97%
Industrial	237	174	88	27	-210	-88%
Commercial/Services	193	127	80	34	-159	-82%
Office	43	17	11	4	-39	-90%
Schools	309	258	194	100	-210	-68%
Parks and Other	196	159	31	31	-165	-84%
Future Roads and Freeways	6	7	6	6	0	0%
Constrained Acres	4,697	4,697	4,697	4,697	0	0%
Employment Density[3]	17.1	19.1	21.0	22.4	5.2	31%
Residential Density[4]	5.1	5.2	4.6	4.6	-0.4	-9%

GROWTH TRENDS IN JOBS

Legend: ■ San Marcos Unified ■ Region
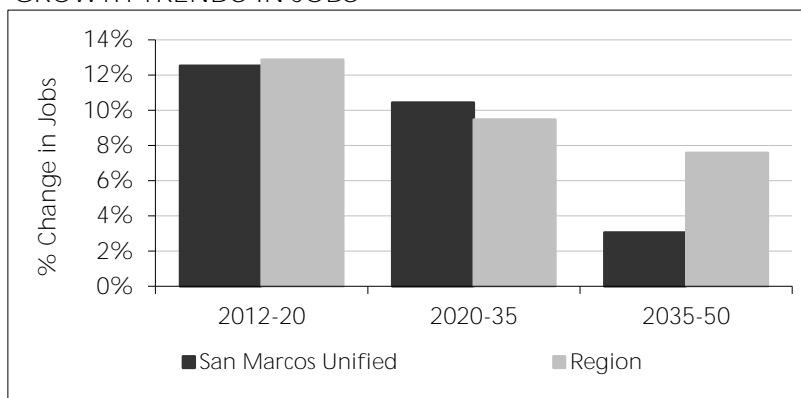
Notes:

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
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