POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	55,926	59,243	70,241	82,387	26,461	47%
Household Population	55,208	58,608	69,503	81,589	26,381	48%
Group Quarters Population	718	635	738	798	80	11%
Civilian	596	513	616	676	80	13%
Military	122	122	122	122	0	0%
Total Housing Units	17,107	17,856	21,279	25,242	8,135	48%
Single Family	9,438	9,429	9,182	8,666	-772	-8%
Multiple Family	7,281	8,070	11,796	16,275	8,994	124%
Mobile Homes	388	357	301	301	-87	-22%
Occupied Housing Units	16,063	16,771	20,258	23,823	7,760	48%
Single Family	8,979	8,951	8,828	8,253	-726	-8%
Multiple Family	6,727	7,491	11,157	15,304	8,577	128%
Mobile Homes	357	329	273	266	-91	-25%
Vacancy Rate	6.1%	6.1%	4.8%	5.6%	-0.5	-8%
Single Family	4.9%	5.1%	3.9%	4.8%	-0.1	-2%
Multiple Family	7.6%	7.2%	5.4%	6.0%	-1.6	-21%
Mobile Homes	8.0%	7.8%	9.3%	11.6%	3.6	45%
Persons per Household	3.44	3.49	3.43	3.42	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.
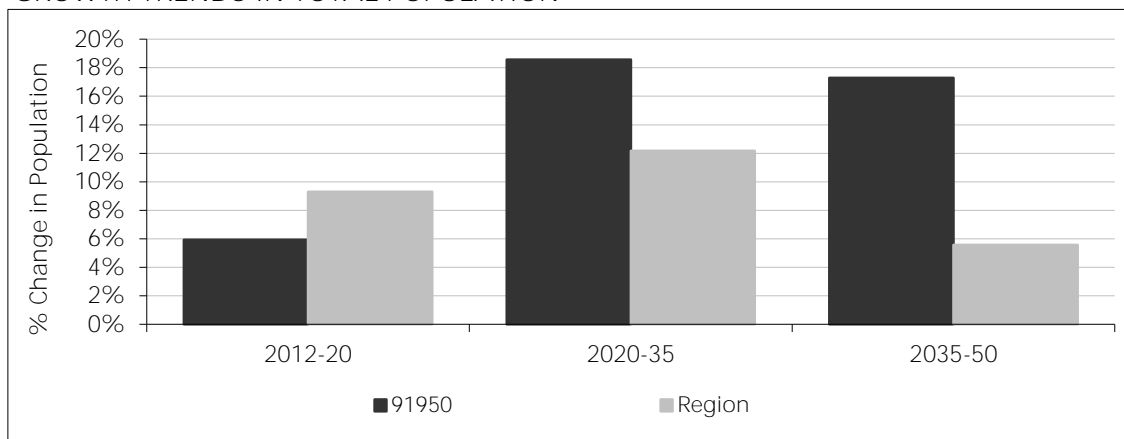
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	55,926	59,243	70,241	82,387	26,461	47%
Under 5	4,216	4,909	4,938	4,996	780	19%
5 to 9	4,011	4,137	4,633	4,845	834	21%
10 to 14	4,143	3,961	4,421	4,859	716	17%
15 to 17	2,855	2,531	2,748	3,123	268	9%
18 to 19	2,076	1,599	1,780	2,020	-56	-3%
20 to 24	5,256	5,247	6,044	7,235	1,979	38%
25 to 29	4,315	4,846	4,766	5,308	993	23%
30 to 34	3,638	3,720	4,282	4,526	888	24%
35 to 39	3,383	3,513	4,460	4,362	979	29%
40 to 44	3,436	3,161	4,356	4,215	779	23%
45 to 49	3,364	3,282	3,790	4,490	1,126	33%
50 to 54	3,466	3,607	3,912	5,101	1,635	47%
55 to 59	3,146	3,657	3,737	5,530	2,384	76%
60 to 61	1,000	1,274	1,370	1,762	762	76%
62 to 64	1,427	1,853	2,150	2,603	1,176	82%
65 to 69	1,671	2,396	3,216	3,841	2,170	130%
70 to 74	1,291	1,897	3,110	3,526	2,235	173%
75 to 79	1,172	1,363	2,675	3,466	2,294	196%
80 to 84	1,106	1,137	2,199	3,312	2,206	199%
85 and over	954	1,153	1,654	3,267	2,313	242%
Median Age	31.5	33.2	36.7	39.9	8.4	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	55,926	59,243	70,241	82,387	26,461	47%
Hispanic	37,347	41,628	51,634	61,285	23,938	64%
Non-Hispanic	18,579	17,615	18,607	21,102	2,523	14%
White	5,180	4,013	1,882	2,248	-2,932	-57%
Black	1,854	1,663	1,165	783	-1,071	-58%
American Indian	120	149	213	254	134	112%
Asian	9,956	10,150	13,000	14,787	4,831	49%
Hawaiian / Pacific Islander	411	424	522	666	255	62%
Other	41	78	139	183	142	346%
Two or More Races	1,017	1,138	1,686	2,181	1,164	114%

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	23,339	26,379	29,089	36,150	12,811	55%
Civilian Jobs	21,425	24,465	27,175	34,236	12,811	60%
Military Jobs	1,914	1,914	1,914	1,914	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,769	4,769	4,769	4,769	0	0%
Developed Acres	4,315	4,359	4,381	4,456	141	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,308	1,316	1,293	1,253	-55	-4%
Multiple Family	210	204	203	183	-27	-13%
Mobile Homes	30	29	26	26	-4	-14%
Other Residential	11	11	11	10	-1	-9%
Mixed Use	0	104	177	420	420	--
Industrial	538	511	506	486	-52	-10%
Commercial/Services	596	539	521	449	-147	-25%
Office	23	23	21	8	-15	-64%
Schools	143	139	139	139	-5	-3%
Roads and Freeways	1,271	1,299	1,299	1,299	28	2%
Agricultural and Extractive[2]	4	4	4	2	-2	-59%
Parks and Military Use	181	181	182	182	1	1%
Vacant Developable Acres	179	137	115	40	-139	-78%
Low Density Single Family	0	0	0	0	0	0%
Single Family	68	44	41	5	-63	-93%
Multiple Family	8	8	8	7	-1	-14%
Mixed Use	61	56	50	23	-38	-62%
Industrial	8	4	3	1	-7	-93%
Commercial/Services	32	22	11	3	-29	-92%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	1	0	-1	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	273	273	273	273	0	0%
Employment Density[3]	16.5	19.4	21.3	26.5	10.0	61%
Residential Density[4]	11.0	11.1	13.1	15.0	4.0	37%

GROWTH TRENDS IN JOBS
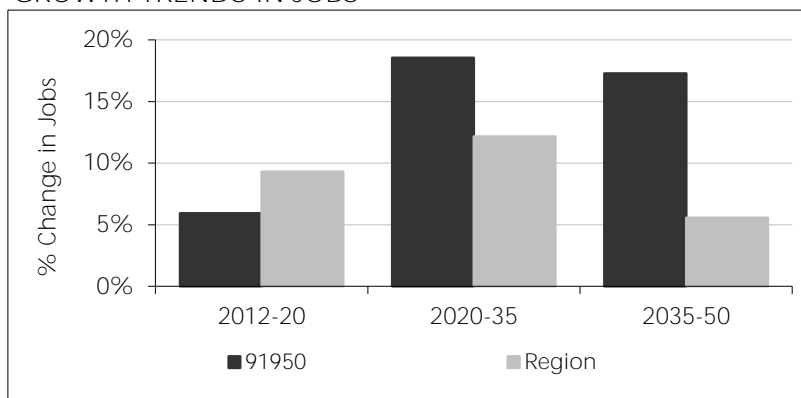
Notes:

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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