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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	54,441	59,290	63,394	65,833	11,392	21%
Household Population	53,443	58,328	62,378	64,775	11,332	21%
Group Quarters Population	998	962	1,016	1,058	60	6%
Civilian	998	962	1,016	1,058	60	6%
Military	0	0	0	0	0	0%
Total Housing Units	20,060	21,426	22,645	23,732	3,672	18%
Single Family	12,687	13,382	13,889	14,255	1,568	12%
Multiple Family	5,140	5,792	6,504	7,225	2,085	41%
Mobile Homes	2,233	2,252	2,252	2,252	19	1%
Occupied Housing Units	19,612	20,945	22,239	23,161	3,549	18%
Single Family	12,438	13,091	13,681	13,980	1,542	12%
Multiple Family	4,999	5,657	6,373	7,040	2,041	41%
Mobile Homes	2,175	2,197	2,185	2,141	-34	-2%
Vacancy Rate	2.2%	2.2%	1.8%	2.4%	0.2	9%
Single Family	2.0%	2.2%	1.5%	1.9%	-0.1	-5%
Multiple Family	2.7%	2.3%	2.0%	2.6%	-0.1	-4%
Mobile Homes	2.6%	2.4%	3.0%	4.9%	2.3	88%
Persons per Household	2.73	2.78	2.80	2.80	0.1	3%

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.
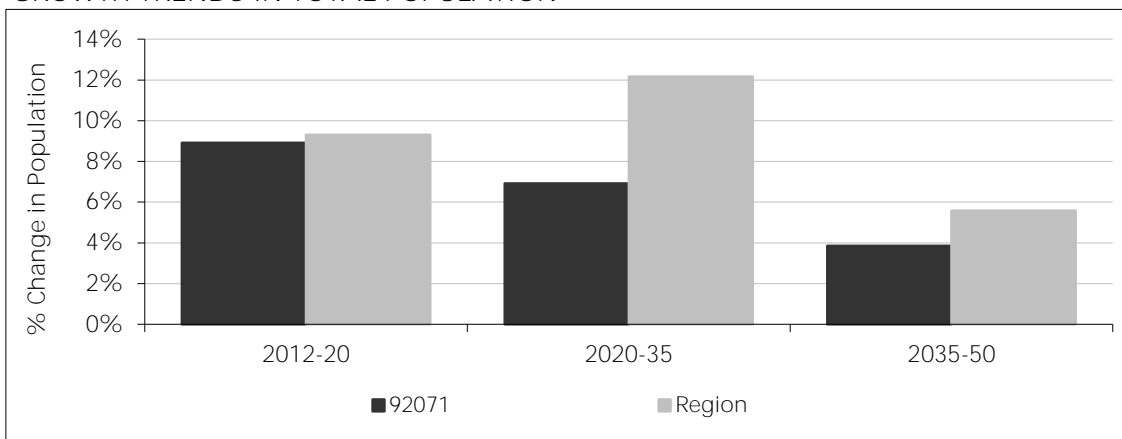
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	2012 to 2050 Change* Percent
Total Population	54,441	59,290	63,394	65,833	11,392	21%
Under 5	3,431	4,287	4,010	4,716	1,285	37%
5 to 9	3,338	3,922	3,748	4,282	944	28%
10 to 14	3,555	3,568	3,963	4,125	570	16%
15 to 17	2,431	2,092	2,528	2,289	-142	-6%
18 to 19	1,661	1,171	1,376	1,050	-611	-37%
20 to 24	3,669	3,494	3,714	3,174	-495	-13%
25 to 29	3,467	3,765	3,367	3,743	276	8%
30 to 34	3,615	3,942	3,459	4,319	704	19%
35 to 39	3,523	4,388	4,068	4,519	996	28%
40 to 44	3,795	3,857	4,436	3,985	190	5%
45 to 49	4,140	3,809	4,482	3,797	-343	-8%
50 to 54	4,356	3,893	4,421	3,983	-373	-9%
55 to 59	3,827	4,088	3,647	4,226	399	10%
60 to 61	1,242	1,544	1,235	1,451	209	17%
62 to 64	1,813	2,251	1,923	2,336	523	29%
65 to 69	2,289	3,284	3,276	3,796	1,507	66%
70 to 74	1,437	2,505	3,173	2,899	1,462	102%
75 to 79	1,109	1,584	2,892	2,456	1,347	121%
80 to 84	880	898	1,980	1,921	1,041	118%
85 and over	863	948	1,696	2,766	1,903	221%
Median Age	37.9	38.9	41.7	40.9	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	2012 to 2050 Change* Percent
Total Population	54,441	59,290	63,394	65,833	11,392	21%
Hispanic	9,190	11,345	13,743	15,684	6,494	71%
Non-Hispanic	45,251	47,945	49,651	50,149	4,898	11%
White	39,777	41,732	41,721	40,970	1,193	3%
Black	942	1,087	1,311	1,518	576	61%
American Indian	307	244	141	89	-218	-71%
Asian	2,013	2,405	3,448	4,124	2,111	105%
Hawaiian / Pacific Islander	247	264	288	338	91	37%
Other	83	84	79	86	3	4%
Two or More Races	1,882	2,129	2,663	3,024	1,142	61%

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	14,427	16,402	18,231	18,604	4,177	29%
Civilian Jobs	14,427	16,402	18,231	18,604	4,177	29%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	13,522	13,522	13,522	13,522	0	0%
Developed Acres	7,589	8,196	8,910	9,731	2,142	28%
Low Density Single Family	52	149	210	651	600	1163%
Single Family	2,248	2,620	3,184	3,519	1,271	57%
Multiple Family	264	290	326	371	107	40%
Mobile Homes	294	297	297	297	2	1%
Other Residential	21	37	42	43	22	106%
Mixed Use	0	0	0	0	0	0%
Industrial	410	440	470	465	55	13%
Commercial/Services	600	651	660	661	60	10%
Office	29	40	48	53	24	84%
Schools	231	231	231	231	0	0%
Roads and Freeways	1,318	1,320	1,320	1,320	2	0%
Agricultural and Extractive[2]	4	4	3	3	-1	-30%
Parks and Military Use	2,118	2,118	2,118	2,118	0	0%
Vacant Developable Acres	2,541	1,934	1,220	399	-2,142	-84%
Low Density Single Family	748	650	589	148	-600	-80%
Single Family	1,429	1,029	441	101	-1,329	-93%
Multiple Family	90	68	37	3	-87	-96%
Mixed Use	0	0	0	0	0	0%
Industrial	39	31	14	13	-26	-66%
Commercial/Services	102	34	25	24	-78	-77%
Office	61	50	43	38	-23	-37%
Schools	0	0	0	0	0	0%
Parks and Other	59	58	58	58	0	0%
Future Roads and Freeways	13	13	13	13	0	0%
Constrained Acres	3,392	3,392	3,392	3,392	0	0%
Employment Density[3]	11.4	12.0	12.9	13.2	1.8	16%
Residential Density[4]	7.0	6.3	5.6	4.9	-2.1	-30%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs (y-axis 0%–14%)

	92071	Region
2012-20	~9%	~9.3%
2020-35	~7%	~12.3%
2035-50	~4%	~5.6%
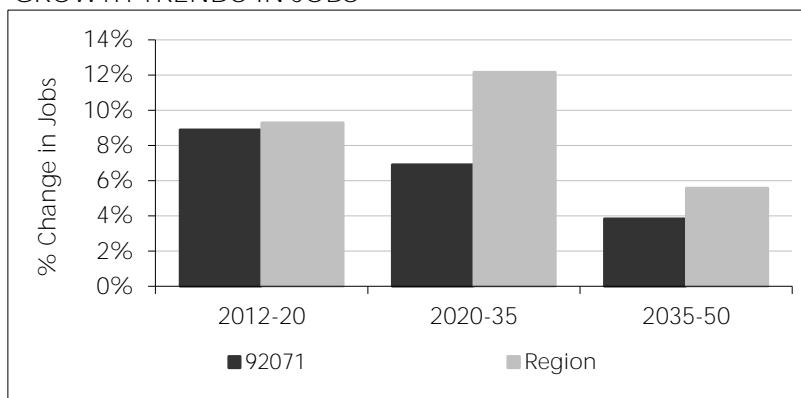
Notes:

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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