SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,952	5,278	6,335	7,417	2,465	50%
Household Population	4,943	5,275	6,328	7,407	2,464	50%
Group Quarters Population	9	3	7	10	1	11%
Civilian	9	3	7	10	1	11%
Military	0	0	0	0	0	0%
Total Housing Units	3,625	3,784	4,176	5,175	1,550	43%
Single Family	2,494	2,653	2,988	3,987	1,493	60%
Multiple Family	324	324	381	381	57	18%
Mobile Homes	807	807	807	807	0	0%
Occupied Housing Units	2,291	2,363	2,821	3,307	1,016	44%
Single Family	1,494	1,553	1,979	2,477	983	66%
Multiple Family	285	295	330	329	44	15%
Mobile Homes	512	515	512	501	-11	-2%
Vacancy Rate	36.8%	37.6%	32.4%	36.1%	-0.7	-2%
Single Family	40.1%	41.5%	33.8%	37.9%	-2.2	-5%
Multiple Family	12.0%	9.0%	13.4%	13.6%	1.6	13%
Mobile Homes	36.6%	36.2%	36.6%	37.9%	1.3	4%
Persons per Household	2.16	2.23	2.24	2.24	0.1	4%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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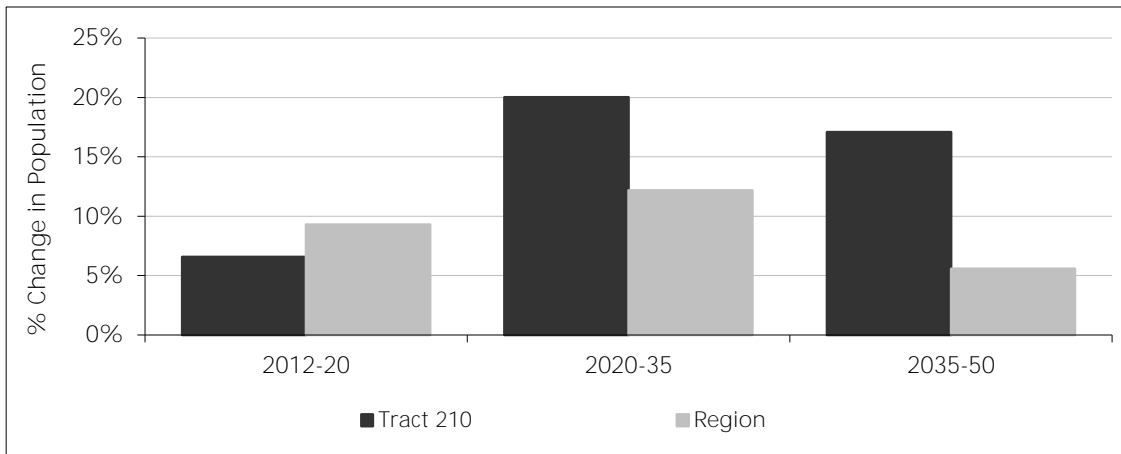
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,952	5,278	6,335	7,417	2,465	50%
Under 5	218	259	308	355	137	63%
5 to 9	254	274	344	408	154	61%
10 to 14	249	249	317	393	144	58%
15 to 17	166	152	184	228	62	37%
18 to 19	118	103	121	151	33	28%
20 to 24	220	233	247	308	88	40%
25 to 29	198	234	258	308	110	56%
30 to 34	155	163	207	241	86	55%
35 to 39	153	168	229	244	91	59%
40 to 44	187	176	260	274	87	47%
45 to 49	266	239	305	360	94	35%
50 to 54	313	279	328	417	104	33%
55 to 59	385	387	362	533	148	38%
60 to 61	193	200	143	176	-17	-9%
62 to 64	279	292	226	286	7	3%
65 to 69	450	539	515	606	156	35%
70 to 74	383	552	629	574	191	50%
75 to 79	316	368	615	534	218	69%
80 to 84	246	207	391	370	124	50%
85 and over	203	204	346	651	448	221%
Median Age	54.7	56.4	55.8	55.2	0.5	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,952	5,278	6,335	7,417	2,465	50%
Hispanic	1,927	2,343	3,417	4,636	2,709	141%
Non-Hispanic	3,025	2,935	2,918	2,781	-244	-8%
White	2,853	2,760	2,693	2,489	-364	-13%
Black	36	46	74	110	74	206%
American Indian	44	31	12	4	-40	-91%
Asian	34	38	60	81	47	138%
Hawaiian / Pacific Islander	4	4	7	8	4	100%
Other	3	2	2	3	0	0%
Two or More Races	51	54	70	86	35	69%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,017	1,176	1,394	1,855	838	82%
Civilian Jobs	1,017	1,176	1,394	1,855	838	82%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	682,452	682,452	682,452	682,452	0	0%
Developed Acres	17,907	22,160	24,054	28,886	10,979	61%
Low Density Single Family	4,963	8,342	10,007	14,215	9,252	186%
Single Family	357	437	663	1,293	936	262%
Multiple Family	5	5	8	8	3	66%
Mobile Homes	170	170	169	167	-4	-2%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	775	443	446	450	-325	-42%
Commercial/Services	1,609	2,402	2,413	2,430	821	51%
Office	0	0	1	2	2	--
Schools	44	44	44	44	0	0%
Roads and Freeways	2,556	2,889	2,889	2,889	333	13%
Agricultural and Extractive[2]	1,797	1,797	1,785	1,764	-33	-2%
Parks and Military Use	5,631	5,631	5,630	5,626	-5	0%
Vacant Developable Acres	68,876	64,623	62,729	57,897	-10,979	-16%
Low Density Single Family	64,269	60,890	59,226	55,017	-9,252	-14%
Single Family	2,998	2,918	2,703	2,094	-903	-30%
Multiple Family	26	26	23	23	-3	-12%
Mixed Use	0	0	0	0	0	0%
Industrial	121	119	116	112	-9	-7%
Commercial/Services	1,221	430	422	410	-811	-66%
Office	19	19	18	18	-1	-7%
Schools	0	0	0	0	0	0%
Parks and Other	179	179	179	179	0	0%
Future Roads and Freeways	42	42	42	42	0	0%
Constrained Acres	595,669	595,669	595,669	595,669	0	0%
Employment Density[3]	0.4	0.4	0.5	0.6	0.2	51%
Residential Density[4]	0.7	0.4	0.4	0.3	-0.3	-50%

GROWTH TRENDS IN JOBS
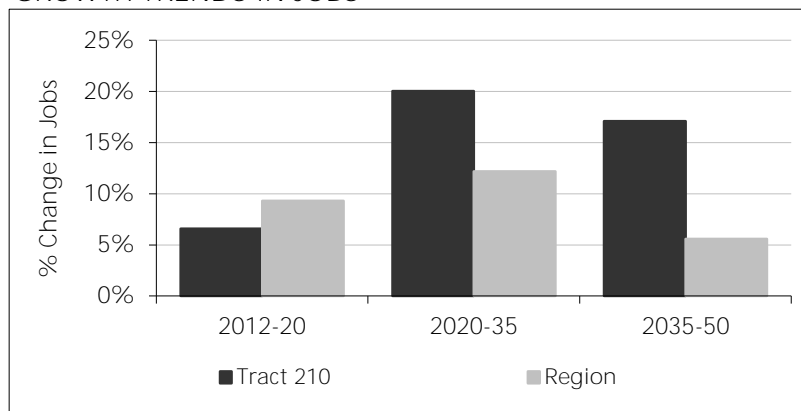
Notes:

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 residential acre (single family, multiple

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