SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	39,894	40,878	45,416	49,086	9,192	23%
Household Population	36,848	37,848	42,357	46,006	9,158	25%
Group Quarters Population	3,046	3,030	3,059	3,080	34	1%
Civilian	1,635	1,619	1,648	1,669	34	2%
Military	1,411	1,411	1,411	1,411	0	0%
Total Housing Units	17,123	17,210	19,041	20,939	3,816	22%
Single Family	11,151	11,151	10,852	10,461	-690	-6%
Multiple Family	5,972	6,059	8,189	10,478	4,506	75%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	16,411	16,440	18,305	19,965	3,554	22%
Single Family	10,772	10,727	10,499	10,051	-721	-7%
Multiple Family	5,639	5,713	7,806	9,914	4,275	76%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.2%	4.5%	3.9%	4.7%	0.5	12%
Single Family	3.4%	3.8%	3.3%	3.9%	0.5	15%
Multiple Family	5.6%	5.7%	4.7%	5.4%	-0.2	-4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.25	2.30	2.31	2.30	0.0	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.
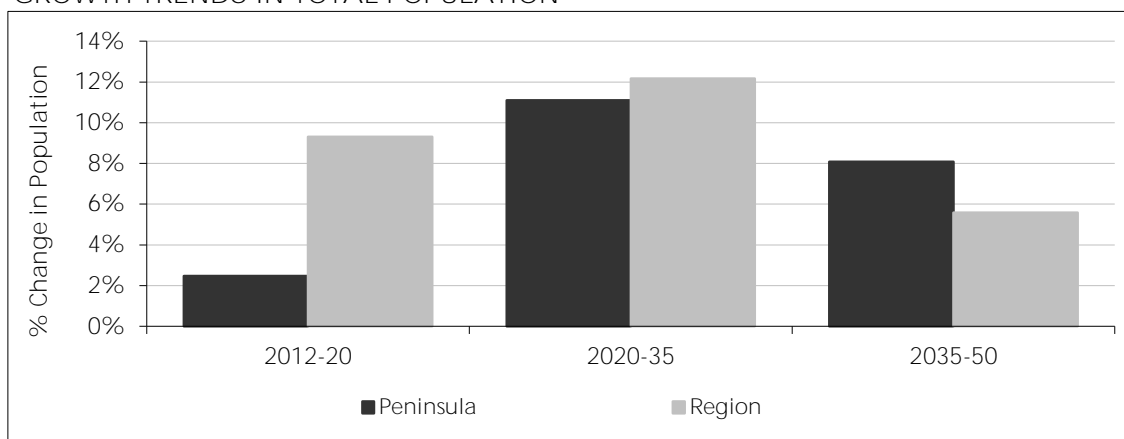
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	39,894	40,878	45,416	49,086	9,192	23%
Under 5	2,041	2,248	2,454	2,862	821	40%
5 to 9	1,763	1,910	2,084	2,497	734	42%
10 to 14	1,741	1,666	1,951	2,087	346	20%
15 to 17	1,048	935	1,150	1,122	74	7%
18 to 19	883	690	924	860	-23	-3%
20 to 24	4,778	4,518	5,096	4,913	135	3%
25 to 29	3,858	3,870	3,963	4,512	654	17%
30 to 34	3,026	3,053	3,083	3,670	644	21%
35 to 39	2,525	2,799	2,824	3,208	683	27%
40 to 44	2,343	2,273	2,594	2,566	223	10%
45 to 49	2,454	2,198	2,507	2,386	-68	-3%
50 to 54	2,607	2,247	2,564	2,551	-56	-2%
55 to 59	2,646	2,596	2,405	2,764	118	4%
60 to 61	983	1,109	911	1,084	101	10%
62 to 64	1,382	1,602	1,440	1,744	362	26%
65 to 69	1,780	2,278	2,138	2,517	737	41%
70 to 74	1,091	1,645	1,894	1,750	659	60%
75 to 79	946	1,210	1,945	1,607	661	70%
80 to 84	887	885	1,633	1,563	676	76%
85 and over	1,112	1,146	1,856	2,823	1,711	154%
Median Age	36.6	37.8	38.5	38.1	1.5	4%

2012 to 2050 Change

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	39,894	40,878	45,416	49,086	9,192	23%
Hispanic	4,973	5,501	6,550	7,529	2,556	51%
Non-Hispanic	34,921	35,377	38,866	41,557	6,636	19%
White	30,935	31,147	33,701	35,654	4,719	15%
Black	1,025	1,049	1,056	1,018	-7	-1%
American Indian	147	140	151	165	18	12%
Asian	1,341	1,489	2,058	2,485	1,144	85%
Hawaiian / Pacific Islander	115	134	184	235	120	104%
Other	208	172	149	155	-53	-25%
Two or More Races	1,150	1,246	1,567	1,845	695	60%

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	15,561	16,644	17,566	17,612	2,051	13%
Civilian Jobs	11,613	12,696	13,618	13,664	2,051	18%
Military Jobs	3,948	3,948	3,948	3,948	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	5,298	5,298	5,298	5,298	0	0%
Developed Acres	4,575	4,593	4,603	4,612	37	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,708	1,709	1,690	1,665	-43	-3%
Multiple Family	170	172	203	237	68	40%
Mobile Homes	0	0	0	0	0	0%
Other Residential	33	33	33	33	0	0%
Mixed Use	0	12	36	41	41	--
Industrial	116	117	115	115	-1	-1%
Commercial/Services	441	438	428	424	-16	-4%
Office	32	32	26	25	-7	-23%
Schools	141	146	137	137	-4	-3%
Roads and Freeways	958	958	958	958	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	976	977	977	977	1	0%
Vacant Developable Acres	62	44	34	25	-37	-60%
Low Density Single Family	0	0	0	0	0	0%
Single Family	17	14	14	10	-7	-41%
Multiple Family	7	7	5	0	-7	-95%
Mixed Use	2	0	0	0	-2	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	24	17	11	11	-13	-55%
Office	2	0	0	0	-2	-100%
Schools	5	0	0	0	-5	-98%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	661	661	661	661	0	0%
Employment Density[3]	15.9	17.2	18.8	18.9	3.0	19%
Residential Density[4]	9.0	9.0	9.8	10.7	1.7	19%

GROWTH TRENDS IN JOBS

Legend: ■ Peninsula ■ Region
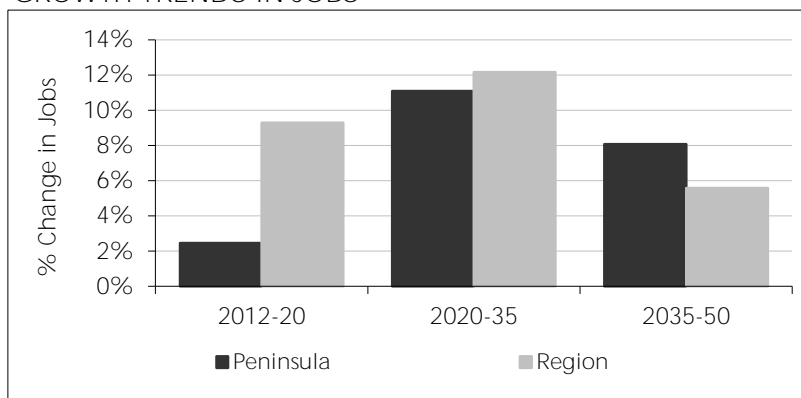
Notes:

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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