POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	32,150	33,885	38,171	38,983	6,833	21%
Household Population	32,150	33,885	38,171	38,983	6,833	21%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	11,671	12,163	13,542	14,047	2,376	20%
Single Family	9,664	10,156	11,535	12,039	2,375	25%
Multiple Family	2,007	2,007	2,007	2,008	1	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	10,898	11,278	12,735	13,066	2,168	20%
Single Family	9,018	9,386	10,837	11,174	2,156	24%
Multiple Family	1,880	1,892	1,898	1,892	12	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.6%	7.3%	6.0%	7.0%	0.4	6%
Single Family	6.7%	7.6%	6.1%	7.2%	0.5	7%
Multiple Family	6.3%	5.7%	5.4%	5.8%	-0.5	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.95	3.00	3.00	2.98	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.
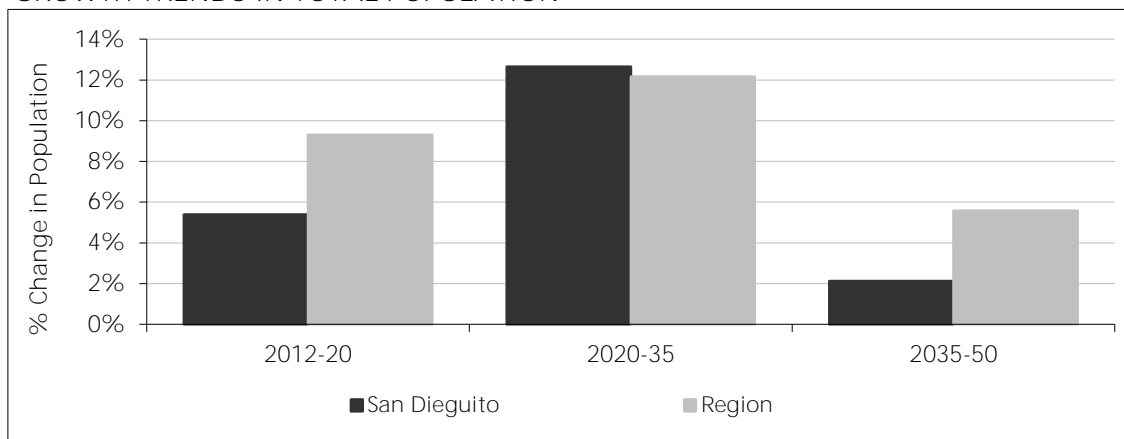
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	32,150	33,885	38,171	38,983	6,833	21%
Under 5	1,828	2,387	2,245	2,550	722	39%
5 to 9	2,591	2,942	2,945	3,197	606	23%
10 to 14	2,928	2,626	3,076	3,089	161	5%
15 to 17	1,643	1,447	1,749	1,594	-49	-3%
18 to 19	1,012	678	877	671	-341	-34%
20 to 24	1,286	1,106	1,413	1,184	-102	-8%
25 to 29	1,309	1,363	1,310	1,403	94	7%
30 to 34	1,685	1,773	1,670	2,016	331	20%
35 to 39	2,262	2,632	2,560	2,802	540	24%
40 to 44	2,614	2,399	3,067	2,698	84	3%
45 to 49	2,549	2,221	2,684	2,346	-203	-8%
50 to 54	2,491	2,279	2,649	2,290	-201	-8%
55 to 59	1,971	2,257	2,124	2,500	529	27%
60 to 61	873	1,023	745	816	-57	-7%
62 to 64	1,171	1,388	1,160	1,468	297	25%
65 to 69	1,514	1,870	2,064	2,376	862	57%
70 to 74	824	1,419	1,995	1,773	949	115%
75 to 79	515	829	1,543	1,231	716	139%
80 to 84	424	492	958	968	544	128%
85 and over	660	754	1,337	2,011	1,351	205%
Median Age	39.0	40.0	42.0	41.8	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	32,150	33,885	38,171	38,983	6,833	21%
Hispanic	2,814	3,371	4,892	5,978	3,164	112%
Non-Hispanic	29,336	30,514	33,279	33,005	3,669	13%
White	20,650	20,885	20,838	18,925	-1,725	-8%
Black	471	593	724	763	292	62%
American Indian	41	65	92	80	39	95%
Asian	6,725	7,171	9,286	10,473	3,748	56%
Hawaiian / Pacific Islander	42	108	156	259	217	517%
Other	102	112	122	90	-12	-12%
Two or More Races	1,305	1,580	2,061	2,415	1,110	85%

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	11,823	12,305	12,474	12,474	651	6%
Civilian Jobs	11,823	12,305	12,474	12,474	651	6%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	29,912	29,912	29,912	29,912	0	0%
Developed Acres	16,235	18,270	20,888	21,566	5,330	33%
Low Density Single Family	7,122	8,571	10,672	11,117	3,995	56%
Single Family	4,071	4,128	4,474	4,708	636	16%
Multiple Family	95	95	95	95	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	289	294	298	298	9	3%
Commercial/Services	663	696	697	697	35	5%
Office	33	34	34	34	1	3%
Schools	109	109	109	109	0	0%
Roads and Freeways	1,529	1,529	1,529	1,529	0	0%
Agricultural and Extractive[2]	1,162	1,102	1,100	1,100	-63	-5%
Parks and Military Use	1,162	1,708	1,876	1,876	714	61%
Vacant Developable Acres	6,249	4,214	1,596	919	-5,330	-85%
Low Density Single Family	4,808	3,352	1,251	806	-4,002	-83%
Single Family	680	688	345	111	-568	-84%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
Industrial	8	4	0	0	-8	-100%
Commercial/Services	35	1	0	0	-35	-100%
Office	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Parks and Other	715	168	0	0	-715	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	7,427	7,427	7,427	7,427	0	0%
Employment Density[3]	10.8	10.8	10.9	10.9	0.1	1%
Residential Density[4]	1.0	1.0	0.9	0.9	-0.2	-15%

GROWTH TRENDS IN JOBS
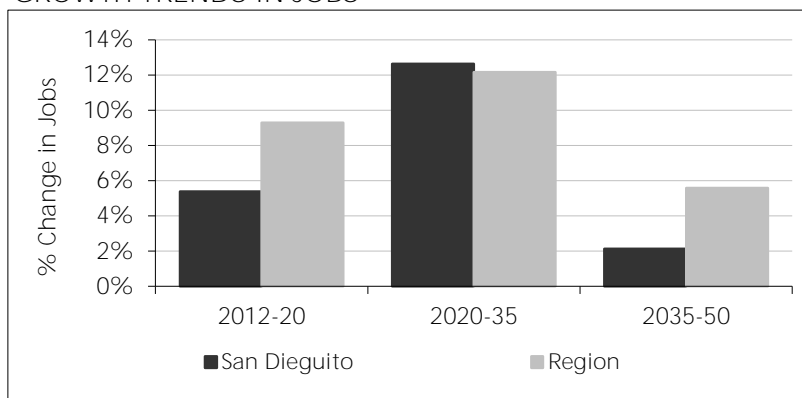
Notes:

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

Source: Series 13 Regional Growth Forecast
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