SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	30,594	34,921	35,668	35,648	5,054	17%
Household Population	30,572	34,901	35,640	35,614	5,042	16%
Group Quarters Population	22	20	28	34	12	55%
Civilian	22	20	28	34	12	55%
Military	0	0	0	0	0	0%
Total Housing Units	11,436	12,836	13,078	13,130	1,694	15%
Single Family	8,508	8,508	8,508	8,508	0	0%
Multiple Family	2,928	4,328	4,570	4,622	1,694	58%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	11,113	12,418	12,680	12,699	1,586	14%
Single Family	8,347	8,340	8,356	8,337	-10	0%
Multiple Family	2,766	4,078	4,324	4,362	1,596	58%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	3.3%	3.0%	3.3%	0.5	18%
Single Family	1.9%	2.0%	1.8%	2.0%	0.1	5%
Multiple Family	5.5%	5.8%	5.4%	5.6%	0.1	2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.75	2.81	2.81	2.80	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.
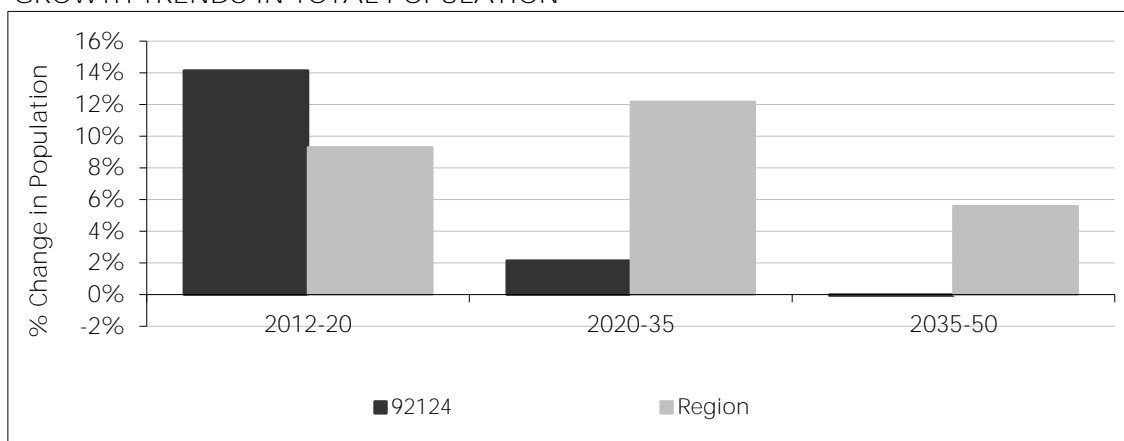
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
92124
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	30,594	34,921	35,668	35,648	5,054	17%
Under 5	2,986	3,360	3,241	3,344	358	12%
5 to 9	2,555	2,889	2,926	3,008	453	18%
10 to 14	2,418	2,464	2,610	2,585	167	7%
15 to 17	1,239	1,212	1,328	1,247	8	1%
18 to 19	688	829	897	838	150	22%
20 to 24	1,952	3,723	3,719	3,676	1,724	88%
25 to 29	3,179	3,524	3,248	3,255	76	2%
30 to 34	2,778	2,907	2,636	2,831	53	2%
35 to 39	2,302	2,695	2,462	2,527	225	10%
40 to 44	1,697	1,649	1,825	1,647	-50	-3%
45 to 49	1,596	1,475	1,642	1,413	-183	-11%
50 to 54	1,442	1,223	1,433	1,254	-188	-13%
55 to 59	1,435	1,457	1,313	1,463	28	2%
60 to 61	537	621	507	550	13	2%
62 to 64	933	1,078	926	1,065	132	14%
65 to 69	1,188	1,594	1,520	1,685	497	42%
70 to 74	679	1,112	1,402	1,264	585	86%
75 to 79	382	515	935	713	331	87%
80 to 84	318	295	638	579	261	82%
85 and over	290	299	460	704	414	143%
Median Age	30.5	29.2	29.8	29.8	-0.7	-2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	30,594	34,921	35,668	35,648	5,054	17%
Hispanic	4,935	6,156	6,689	7,250	2,315	47%
Non-Hispanic	25,659	28,765	28,979	28,398	2,739	11%
White	18,387	20,326	19,217	17,966	-421	-2%
Black	1,896	2,331	2,423	2,475	579	31%
American Indian	133	177	163	158	25	19%
Asian	3,148	3,491	4,454	4,861	1,713	54%
Hawaiian / Pacific Islander	185	237	259	321	136	74%
Other	78	80	89	92	14	18%
Two or More Races	1,832	2,123	2,374	2,525	693	38%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
92124
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	3,331	4,210	5,077	6,188	2,857	86%
Civilian Jobs	3,331	4,210	5,077	6,188	2,857	86%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	8,544	8,544	8,544	8,544	0	0%
Developed Acres	6,687	6,894	6,983	7,067	381	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,182	1,182	1,182	1,182	0	0%
Multiple Family	139	281	293	296	157	113%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	7	7	--
Industrial	74	125	188	237	164	222%
Commercial/Services	291	291	291	291	0	0%
Office	3	3	3	3	0	0%
Schools	171	186	200	226	54	32%
Roads and Freeways	871	871	871	871	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	3,955	3,955	3,955	3,955	0	0%
Vacant Developable Acres	452	228	138	61	-391	-87%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	166	24	12	9	-157	-94%
Mixed Use	17	0	0	0	-17	-100%
Industrial	199	148	85	35	-164	-82%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	68	54	39	14	-54	-79%
Parks and Other	2	2	2	2	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,422	1,422	1,422	1,422	0	0%
Employment Density[3]	6.2	7.0	7.4	8.1	2.0	32%
Residential Density[4]	8.7	8.8	8.9	8.9	0.2	2%

GROWTH TRENDS IN JOBS

Legend: ■ 92124 ■ Region
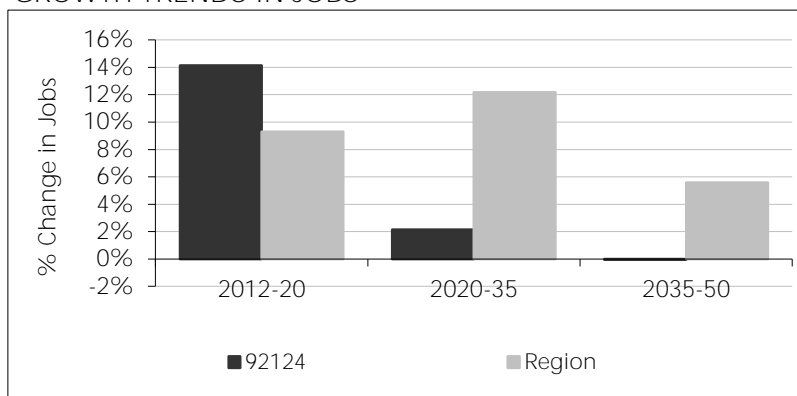
Notes:

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
SANDAG
www.sandag.org

October 2013
92124
Page 3 of 3