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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	52,954	57,848	58,495	58,330	5,376	10%
Household Population	52,896	57,803	58,428	58,249	5,353	10%
Group Quarters Population	58	45	67	81	23	40%
Civilian	58	45	67	81	23	40%
Military	0	0	0	0	0	0%
Total Housing Units	17,758	19,007	19,072	19,164	1,406	8%
Single Family	12,670	13,313	13,362	13,454	784	6%
Multiple Family	5,088	5,694	5,710	5,710	622	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	17,475	18,683	18,831	18,854	1,379	8%
Single Family	12,513	13,115	13,227	13,267	754	6%
Multiple Family	4,962	5,568	5,604	5,587	625	13%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.6%	1.7%	1.3%	1.6%	0.0	0%
Single Family	1.2%	1.5%	1.0%	1.4%	0.2	17%
Multiple Family	2.5%	2.2%	1.9%	2.2%	-0.3	-12%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.03	3.09	3.10	3.09	0.1	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Households by Income Category						
Less than $15,000	827	863	722	605	-222	-27%
$15,000-$29,999	907	886	756	639	-268	-30%
$30,000-$44,999	893	1,168	1,024	881	-12	-1%
$45,000-$59,999	1,270	1,335	1,166	1,038	-232	-18%
$60,000-$74,999	1,558	1,393	1,324	1,152	-406	-26%
$75,000-$99,999	2,401	2,407	2,198	2,043	-358	-15%
$100,000-$124,999	2,410	2,060	2,080	2,024	-386	-16%
$125,000-$149,999	1,715	1,864	1,852	1,789	74	4%
$150,000-$199,999	2,401	2,710	2,884	3,035	634	26%
$200,000 or more	3,093	3,997	4,825	5,648	2,555	83%
Total Households	17,475	18,683	18,831	18,854	1,379	8%

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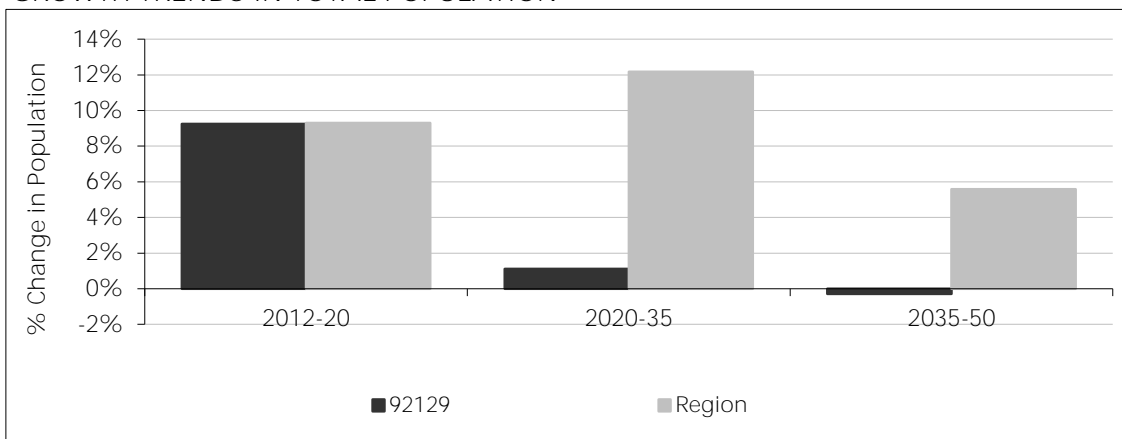
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	52,954	57,848	58,495	58,330	5,376	10%
Under 5	2,790	3,483	2,988	3,185	395	14%
5 to 9	3,512	4,162	3,843	3,995	483	14%
10 to 14	4,145	4,046	4,324	4,143	-2	0%
15 to 17	2,847	2,553	2,862	2,646	-201	-7%
18 to 19	1,986	1,321	1,550	1,148	-838	-42%
20 to 24	2,947	2,764	2,675	2,409	-538	-18%
25 to 29	2,871	3,177	2,624	2,672	-199	-7%
30 to 34	2,778	3,044	2,575	2,786	8	0%
35 to 39	3,493	4,191	3,628	3,741	248	7%
40 to 44	4,204	4,243	4,590	3,989	-215	-5%
45 to 49	4,431	4,221	4,577	3,855	-576	-13%
50 to 54	4,752	4,473	4,777	4,224	-528	-11%
55 to 59	4,133	4,588	3,941	4,389	256	6%
60 to 61	1,294	1,680	1,338	1,551	257	20%
62 to 64	1,763	2,334	2,080	2,278	515	29%
65 to 69	1,984	3,143	3,104	3,513	1,529	77%
70 to 74	1,153	1,966	2,589	2,550	1,397	121%
75 to 79	730	1,050	1,894	1,917	1,187	163%
80 to 84	559	637	1,301	1,414	855	153%
85 and over	582	772	1,235	1,925	1,343	231%
Median Age	38.7	40.2	42.4	43.1	4.4	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	52,954	57,848	58,495	58,330	5,376	10%
Hispanic	5,371	6,606	7,379	8,249	2,878	54%
Non-Hispanic	47,583	51,242	51,116	50,081	2,498	5%
White	26,956	27,291	22,093	17,445	-9,511	-35%
Black	1,215	1,339	1,303	1,295	80	7%
American Indian	85	179	306	309	224	264%
Asian	16,411	18,796	22,511	25,000	8,589	52%
Hawaiian / Pacific Islander	153	309	629	910	757	495%
Other	144	190	252	276	132	92%
Two or More Races	2,619	3,138	4,022	4,846	2,227	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	6,588	7,475	8,689	8,715	2,127	32%
Civilian Jobs	6,588	7,475	8,689	8,715	2,127	32%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	9,167	9,167	9,167	9,167	0	0%
Developed Acres	7,622	7,843	7,921	7,976	354	5%
Low Density Single Family	0	0	0	13	13	--
Single Family	2,425	2,582	2,594	2,614	189	8%
Multiple Family	322	338	338	338	16	5%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	26	26	26	26	0	0%
Commercial/Services	268	273	315	315	46	17%
Office	22	42	42	42	21	97%
Schools	286	286	297	297	11	4%
Roads and Freeways	1,325	1,325	1,325	1,325	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	2,947	2,970	2,982	3,004	57	2%
Vacant Developable Acres	369	147	70	14	-354	-96%
Low Density Single Family	13	13	13	0	-13	-100%
Single Family	187	30	19	0	-187	-100%
Multiple Family	16	0	0	0	-16	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	46	42	0	0	-46	-100%
Office	21	0	0	0	-21	-100%
Schools	11	11	0	0	-11	-100%
Parks and Other	60	37	23	0	-60	-100%
Future Roads and Freeways	14	14	14	14	0	0%
Constrained Acres	1,176	1,176	1,176	1,176	0	0%
Employment Density[3]	10.9	11.9	12.8	12.8	1.9	17%
Residential Density[4]	6.5	6.5	6.5	6.5	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ 92129 ■ Region
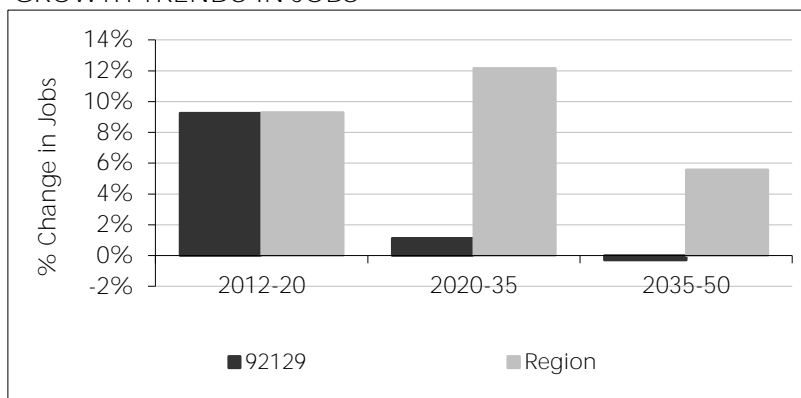
Notes:

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

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