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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	45,296	48,851	52,204	61,077	15,781	35%
Household Population	45,083	48,686	51,963	60,772	15,689	35%
Group Quarters Population	213	165	241	305	92	43%
Civilian	213	165	241	305	92	43%
Military	0	0	0	0	0	0%
Total Housing Units	22,591	23,553	24,653	29,547	6,956	31%
Single Family	9,841	9,701	9,224	7,928	-1,913	-19%
Multiple Family	12,750	13,852	15,429	21,619	8,869	70%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	21,633	22,549	23,741	28,352	6,719	31%
Single Family	9,433	9,246	8,900	7,570	-1,863	-20%
Multiple Family	12,200	13,303	14,841	20,782	8,582	70%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.2%	4.3%	3.7%	4.0%	-0.2	-5%
Single Family	4.1%	4.7%	3.5%	4.5%	0.4	10%
Multiple Family	4.3%	4.0%	3.8%	3.9%	-0.4	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.08	2.16	2.19	2.14	0.1	3%

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	3,104	2,976	2,675	2,766	-338	-11%
$15,000-$29,999	3,752	3,684	3,560	3,956	204	5%
$30,000-$44,999	3,372	3,700	3,705	4,098	726	22%
$45,000-$59,999	2,695	3,103	3,211	3,658	963	36%
$60,000-$74,999	2,098	2,245	2,356	3,013	915	44%
$75,000-$99,999	2,487	2,667	3,032	3,816	1,329	53%
$100,000-$124,999	1,548	1,592	1,911	2,413	865	56%
$125,000-$149,999	963	999	1,178	1,612	649	67%
$150,000-$199,999	954	953	1,242	1,748	794	83%
$200,000 or more	660	630	871	1,272	612	93%
Total Households	21,633	22,549	23,741	28,352	6,719	31%

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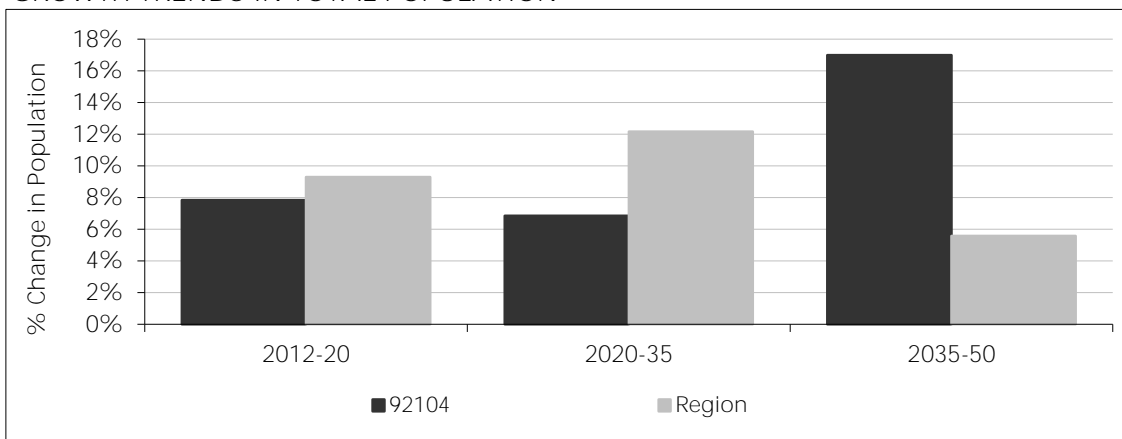
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	45,296	48,851	52,204	61,077	15,781	35%
Under 5	2,864	3,598	3,724	4,236	1,372	48%
5 to 9	2,159	2,449	2,902	3,294	1,135	53%
10 to 14	1,896	1,958	2,424	2,837	941	50%
15 to 17	1,188	1,070	1,367	1,577	389	33%
18 to 19	800	717	889	985	185	23%
20 to 24	2,414	2,609	2,440	2,767	353	15%
25 to 29	5,161	5,485	4,751	5,473	312	6%
30 to 34	6,014	6,191	5,829	6,909	895	15%
35 to 39	4,533	5,215	5,398	5,853	1,320	29%
40 to 44	3,868	3,618	4,441	4,392	524	14%
45 to 49	3,238	2,951	3,271	3,763	525	16%
50 to 54	2,930	2,654	2,872	3,552	622	21%
55 to 59	2,531	2,771	2,450	3,614	1,083	43%
60 to 61	858	1,056	950	1,218	360	42%
62 to 64	1,208	1,530	1,364	1,849	641	53%
65 to 69	1,378	2,010	2,158	2,634	1,256	91%
70 to 74	800	1,309	1,878	2,035	1,235	154%
75 to 79	549	691	1,302	1,374	825	150%
80 to 84	442	451	981	1,242	800	181%
85 and over	465	518	813	1,473	1,008	217%
Median Age	35.2	35.3	36.6	37.1	1.9	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	45,296	48,851	52,204	61,077	15,781	35%
Hispanic	16,345	20,668	27,716	35,603	19,258	118%
Non-Hispanic	28,951	28,183	24,488	25,474	-3,477	-12%
White	20,740	19,488	15,313	15,177	-5,563	-27%
Black	3,587	3,684	3,043	2,554	-1,033	-29%
American Indian	180	142	127	118	-62	-34%
Asian	2,638	2,928	3,683	4,615	1,977	75%
Hawaiian / Pacific Islander	168	187	290	425	257	153%
Other	133	98	91	92	-41	-31%
Two or More Races	1,505	1,656	1,941	2,493	988	66%

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	6,246	6,858	7,452	9,686	3,440	55%
Civilian Jobs	6,246	6,858	7,452	9,686	3,440	55%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,125	2,125	2,125	2,125	0	0%
Developed Acres	1,995	2,006	2,009	2,022	27	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	859	847	818	747	-112	-13%
Multiple Family	255	267	293	356	101	40%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	0	0	-22%
Mixed Use	0	24	49	123	123	--
Industrial	3	3	3	0	-3	-89%
Commercial/Services	103	89	70	23	-80	-78%
Office	4	4	4	1	-3	-83%
Schools	25	25	25	25	0	0%
Roads and Freeways	719	719	719	719	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	27	27	27	27	0	1%
Vacant Developable Acres	23	20	17	4	-20	-84%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	6	6	0	-7	-93%
Multiple Family	6	5	3	1	-4	-79%
Mixed Use	9	8	7	1	-8	-89%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	99	99	99	99	0	0%
Employment Density[3]	46.6	51.7	59.1	87.9	41.3	89%
Residential Density[4]	20.3	20.9	21.7	25.4	5.1	25%

GROWTH TRENDS IN JOBS

■ 92104   ■ Region
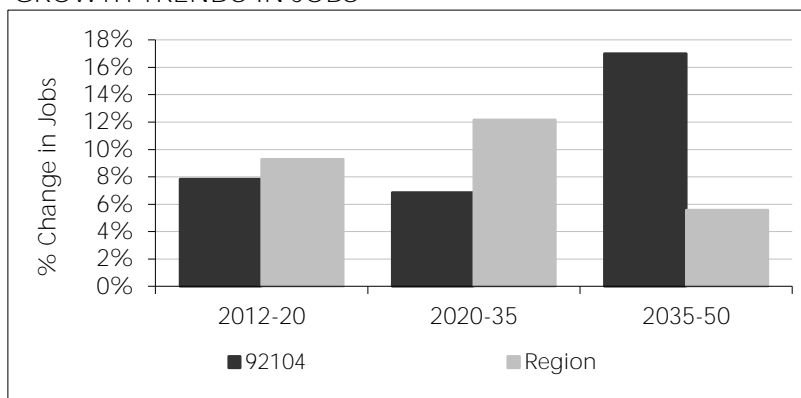
Notes:

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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