SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	35,317	38,139	40,731	40,711	5,394	15%
Household Population	34,974	37,823	40,352	40,293	5,319	15%
Group Quarters Population	343	316	379	418	75	22%
Civilian	343	316	379	418	75	22%
Military	0	0	0	0	0	0%
Total Housing Units	10,619	11,330	12,010	12,119	1,500	14%
Single Family	8,711	9,422	10,026	10,065	1,354	16%
Multiple Family	1,825	1,825	1,930	2,054	229	13%
Mobile Homes	83	83	54	0	-83	-100%
Occupied Housing Units	10,275	10,937	11,701	11,734	1,459	14%
Single Family	8,418	9,073	9,749	9,715	1,297	15%
Multiple Family	1,787	1,793	1,905	2,019	232	13%
Mobile Homes	70	71	47	0	-70	-100%
Vacancy Rate	3.2%	3.5%	2.6%	3.2%	0.0	0%
Single Family	3.4%	3.7%	2.8%	3.5%	0.1	3%
Multiple Family	2.1%	1.8%	1.3%	1.7%	-0.4	-19%
Mobile Homes	15.7%	14.5%	13.0%	0.0%	-15.7	-100%
Persons per Household	3.40	3.46	3.45	3.43	0.0	1%

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	570	549	467	374	-196	-34%
$15,000-$29,999	1,113	1,245	1,122	944	-169	-15%
$30,000-$44,999	1,540	1,571	1,498	1,326	-214	-14%
$45,000-$59,999	1,643	1,562	1,566	1,453	-190	-12%
$60,000-$74,999	1,289	1,377	1,445	1,398	109	8%
$75,000-$99,999	1,681	1,753	1,939	1,974	293	17%
$100,000-$124,999	899	1,144	1,347	1,449	550	61%
$125,000-$149,999	542	706	879	996	454	84%
$150,000-$199,999	606	674	898	1,083	477	79%
$200,000 or more	392	356	540	737	345	88%
Total Households	10,275	10,937	11,701	11,734	1,459	14%

*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.
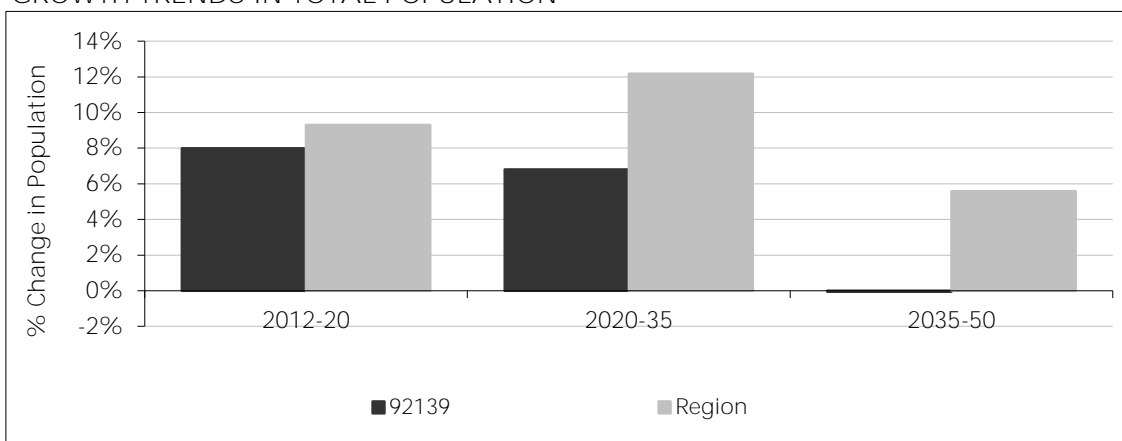
Source: Series 13 Regional Growth Forecast
SANDAG
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October 2013
92139
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	35,317	38,139	40,731	40,711	5,394	15%
Under 5	2,532	3,050	2,727	2,460	-72	-3%
5 to 9	2,463	2,614	2,607	2,445	-18	-1%
10 to 14	2,457	2,307	2,433	2,312	-145	-6%
15 to 17	1,587	1,418	1,495	1,467	-120	-8%
18 to 19	1,107	820	856	843	-264	-24%
20 to 24	2,675	2,582	2,333	2,228	-447	-17%
25 to 29	2,982	3,294	2,761	2,632	-350	-12%
30 to 34	2,454	2,555	2,503	2,361	-93	-4%
35 to 39	2,206	2,389	2,513	2,222	16	1%
40 to 44	2,265	2,116	2,566	2,157	-108	-5%
45 to 49	2,173	2,142	2,265	2,197	24	1%
50 to 54	2,344	2,358	2,473	2,527	183	8%
55 to 59	2,166	2,473	2,342	2,803	637	29%
60 to 61	820	1,058	1,040	1,165	345	42%
62 to 64	1,067	1,399	1,480	1,587	520	49%
65 to 69	1,251	1,896	2,264	2,432	1,181	94%
70 to 74	917	1,440	2,009	1,936	1,019	111%
75 to 79	757	925	1,772	1,790	1,033	136%
80 to 84	549	596	1,177	1,407	858	156%
85 and over	545	707	1,115	1,740	1,195	219%
Median Age	33.8	35.9	40.3	43.2	9.4	28%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	35,317	38,139	40,731	40,711	5,394	15%
Hispanic	13,536	16,179	18,213	19,494	5,958	44%
Non-Hispanic	21,781	21,960	22,518	21,217	-564	-3%
White	4,548	4,243	3,078	1,842	-2,706	-59%
Black	4,084	3,942	2,837	1,609	-2,475	-61%
American Indian	45	51	69	71	26	58%
Asian	11,147	11,574	13,915	14,735	3,588	32%
Hawaiian / Pacific Islander	429	446	446	475	46	11%
Other	71	81	101	111	40	56%
Two or More Races	1,457	1,623	2,072	2,374	917	63%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
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October 2013
92139
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,864	1,934	2,024	2,024	160	9%
Civilian Jobs	1,864	1,934	2,024	2,024	160	9%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,298	2,298	2,298	2,298	0	0%
Developed Acres	2,239	2,254	2,277	2,277	38	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,259	1,267	1,279	1,280	21	2%
Multiple Family	75	75	80	87	12	16%
Mobile Homes	11	11	7	0	-11	-100%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	2	2	2	2	0	0%
Commercial/Services	24	24	24	24	0	1%
Office	7	7	7	7	0	0%
Schools	154	161	171	171	17	11%
Roads and Freeways	491	491	491	491	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	212	212	212	212	0	0%
Vacant Developable Acres	38	23	0	0	-38	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	21	13	0	0	-21	-100%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	0%
Schools	17	9	0	0	-17	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	21	21	21	21	0	0%
Employment Density[3]	9.9	9.9	9.9	9.9	0.0	0%
Residential Density[4]	7.9	8.4	8.8	8.8	1.0	12%

GROWTH TRENDS IN JOBS

Legend: ■ 92139 ■ Region (x-axis: 2012-20, 2020-35, 2035-50; y-axis: % Change in Jobs)
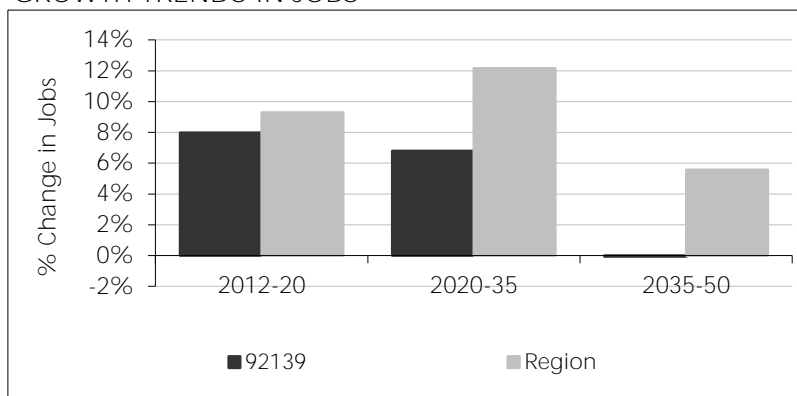
Notes:

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

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October 2013
92139
Page 3 of 3