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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	43,234	44,043	45,863	46,592	3,358	8%
Household Population	42,880	43,734	45,454	46,116	3,236	8%
Group Quarters Population	354	309	409	476	122	34%
Civilian	354	309	409	476	122	34%
Military	0	0	0	0	0	0%
Total Housing Units	15,672	15,812	16,273	16,661	989	6%
Single Family	10,003	10,143	10,619	10,859	856	9%
Multiple Family	4,801	4,801	4,801	4,967	166	3%
Mobile Homes	868	868	853	835	-33	-4%
Occupied Housing Units	15,130	15,204	15,761	16,032	902	6%
Single Family	9,746	9,845	10,364	10,552	806	8%
Multiple Family	4,568	4,542	4,593	4,717	149	3%
Mobile Homes	816	817	804	763	-53	-6%
Vacancy Rate	3.5%	3.8%	3.1%	3.8%	0.3	9%
Single Family	2.6%	2.9%	2.4%	2.8%	0.2	8%
Multiple Family	4.9%	5.4%	4.3%	5.0%	0.1	2%
Mobile Homes	6.0%	5.9%	5.7%	8.6%	2.6	43%
Persons per Household	2.83	2.88	2.88	2.88	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.
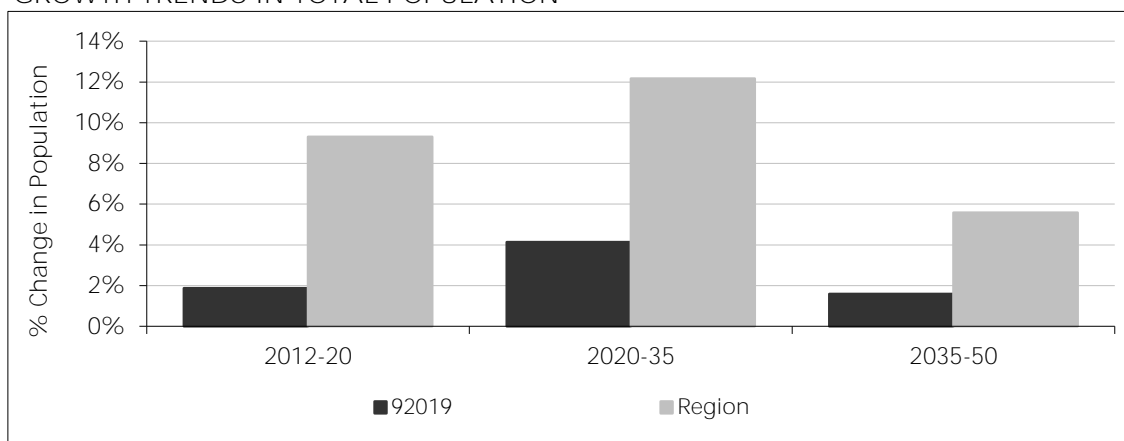
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	43,234	44,043	45,863	46,592	3,358	8%
Under 5	2,410	2,811	2,662	2,881	471	20%
5 to 9	2,537	2,760	2,695	2,904	367	14%
10 to 14	3,036	2,893	3,063	3,048	12	0%
15 to 17	2,102	1,747	1,931	1,943	-159	-8%
18 to 19	1,439	1,026	1,151	973	-466	-32%
20 to 24	3,240	3,049	3,039	2,796	-444	-14%
25 to 29	2,799	2,818	2,614	2,753	-46	-2%
30 to 34	2,554	2,602	2,427	2,715	161	6%
35 to 39	2,254	2,543	2,558	2,490	236	10%
40 to 44	2,624	2,524	2,958	2,644	20	1%
45 to 49	3,086	2,694	3,008	2,802	-284	-9%
50 to 54	3,521	2,974	3,187	3,145	-376	-11%
55 to 59	3,148	3,227	2,742	3,353	205	7%
60 to 61	1,146	1,292	987	1,139	-7	-1%
62 to 64	1,611	1,831	1,514	1,728	117	7%
65 to 69	2,085	2,683	2,529	2,742	657	32%
70 to 74	1,183	1,892	2,271	2,028	845	71%
75 to 79	935	1,212	1,985	1,613	678	73%
80 to 84	733	674	1,319	1,213	480	65%
85 and over	791	791	1,223	1,682	891	113%
Median Age	38.3	39.6	41.3	41.5	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	43,234	44,043	45,863	46,592	3,358	8%
Hispanic	8,663	10,633	14,661	19,067	10,404	120%
Non-Hispanic	34,571	33,410	31,202	27,525	-7,046	-20%
White	29,345	27,545	23,104	17,360	-11,985	-41%
Black	1,566	1,805	2,352	2,989	1,423	91%
American Indian	256	216	210	168	-88	-34%
Asian	1,470	1,737	2,828	3,731	2,261	154%
Hawaiian / Pacific Islander	123	116	164	215	92	75%
Other	83	77	96	99	16	19%
Two or More Races	1,728	1,914	2,448	2,963	1,235	71%

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	11,369	11,729	12,073	12,074	705	6%
Civilian Jobs	11,369	11,729	12,073	12,074	705	6%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	17,984	17,984	17,984	17,984	0	0%
Developed Acres	10,346	11,785	12,852	13,774	3,428	33%
Low Density Single Family	2,842	4,033	4,998	5,841	2,999	106%
Single Family	3,773	3,785	3,986	4,092	320	8%
Multiple Family	237	237	237	243	6	3%
Mobile Homes	93	93	92	90	-3	-4%
Other Residential	38	38	29	29	-9	-23%
Mixed Use	0	0	0	0	0	0%
Industrial	29	29	29	29	0	-1%
Commercial/Services	744	763	764	764	21	3%
Office	0	0	0	0	0	--
Schools	441	443	444	444	4	1%
Roads and Freeways	1,024	1,024	1,024	1,024	0	0%
Agricultural and Extractive[2]	120	120	102	93	-27	-23%
Parks and Military Use	1,006	1,219	1,145	1,123	118	12%
Vacant Developable Acres	4,224	2,784	1,718	796	-3,428	-81%
Low Density Single Family	3,777	2,586	1,621	778	-2,999	-79%
Single Family	202	188	89	11	-191	-95%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-100%
Commercial/Services	19	0	0	0	-19	-100%
Office	0	0	0	0	0	0%
Schools	4	2	0	0	-4	-100%
Parks and Other	219	5	4	4	-215	-98%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	3,414	3,414	3,414	3,414	0	0%
Employment Density[3]	9.4	9.5	9.7	9.8	0.4	4%
Residential Density[4]	2.2	1.9	1.7	1.6	-0.6	-28%

GROWTH TRENDS IN JOBS
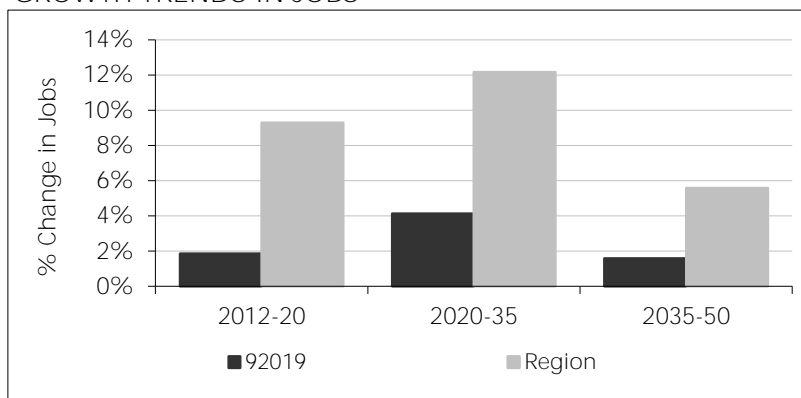
Notes:

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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