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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	26,395	32,759	46,792	48,886	22,491	85%
Household Population	26,032	32,030	46,011	48,064	22,032	85%
Group Quarters Population	363	729	781	822	459	126%
Civilian	363	729	781	822	459	126%
Military	0	0	0	0	0	0%
Total Housing Units	11,259	13,605	19,358	20,370	9,111	81%
Single Family	8,533	8,660	8,661	8,660	127	1%
Multiple Family	2,356	4,694	10,446	11,459	9,103	386%
Mobile Homes	370	251	251	251	-119	-32%
Occupied Housing Units	10,940	13,151	18,744	19,608	8,668	79%
Single Family	8,314	8,418	8,430	8,407	93	1%
Multiple Family	2,265	4,487	10,069	10,961	8,696	384%
Mobile Homes	361	246	245	240	-121	-34%
Vacancy Rate	2.8%	3.3%	3.2%	3.7%	0.9	32%
Single Family	2.6%	2.8%	2.7%	2.9%	0.3	12%
Multiple Family	3.9%	4.4%	3.6%	4.3%	0.4	10%
Mobile Homes	2.4%	2.0%	2.4%	4.4%	2.0	83%
Persons per Household	2.38	2.44	2.45	2.45	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	674	744	999	886	212	31%
$15,000-$29,999	1,153	986	1,250	1,136	-17	-1%
$30,000-$44,999	959	1,214	1,624	1,481	522	54%
$45,000-$59,999	774	1,259	1,653	1,566	792	102%
$60,000-$74,999	1,323	1,157	1,572	1,591	268	20%
$75,000-$99,999	1,502	1,788	2,470	2,477	975	65%
$100,000-$124,999	1,236	1,493	2,091	2,149	913	74%
$125,000-$149,999	921	1,133	1,664	1,819	898	98%
$150,000-$199,999	1,145	1,539	2,343	2,638	1,493	130%
$200,000 or more	1,253	1,838	3,078	3,865	2,612	208%
Total Households	10,940	13,151	18,744	19,608	8,668	79%

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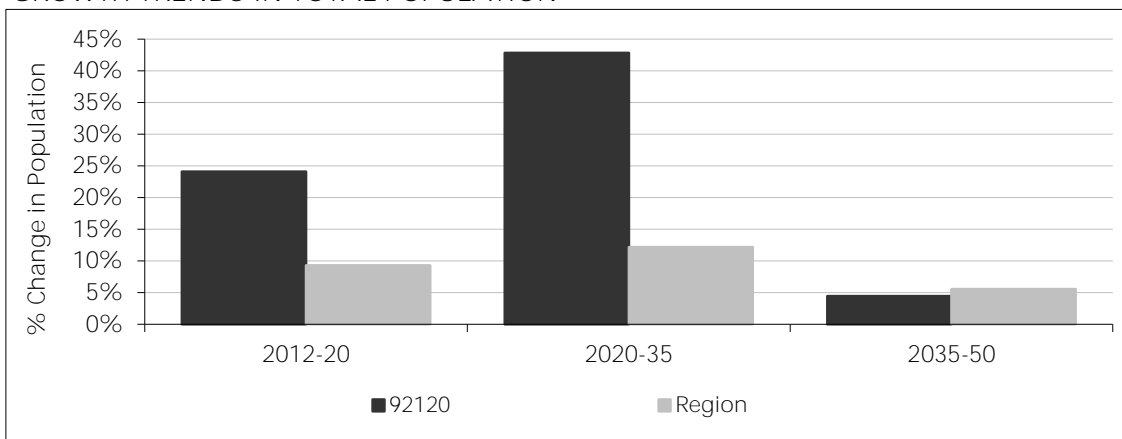
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	26,395	32,759	46,792	48,886	22,491	85%
Under 5	1,342	1,891	2,362	2,741	1,399	104%
5 to 9	1,281	1,548	1,987	2,267	986	77%
10 to 14	1,348	1,435	2,045	2,110	762	57%
15 to 17	832	777	1,186	1,195	363	44%
18 to 19	660	603	1,277	1,154	494	75%
20 to 24	1,528	1,911	2,974	2,797	1,269	83%
25 to 29	1,654	2,437	2,945	3,280	1,626	98%
30 to 34	1,620	2,158	2,797	3,213	1,593	98%
35 to 39	1,658	2,210	2,985	3,181	1,523	92%
40 to 44	1,677	1,890	2,870	2,686	1,009	60%
45 to 49	1,749	1,733	2,545	2,386	637	36%
50 to 54	1,984	1,834	2,595	2,426	442	22%
55 to 59	1,883	2,114	2,303	2,729	846	45%
60 to 61	668	868	802	1,029	361	54%
62 to 64	1,004	1,328	1,442	1,634	630	63%
65 to 69	1,420	2,150	2,523	2,837	1,417	100%
70 to 74	1,099	2,024	2,888	2,486	1,387	126%
75 to 79	1,030	1,581	3,176	2,548	1,518	147%
80 to 84	958	1,058	2,544	2,411	1,453	152%
85 and over	1,000	1,209	2,546	3,776	2,776	278%
Median Age	43.8	43.7	44.9	44.7	0.9	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	26,395	32,759	46,792	48,886	22,491	85%
Hispanic	3,969	5,805	10,405	12,684	8,715	220%
Non-Hispanic	22,426	26,954	36,387	36,202	13,776	61%
White	18,750	21,779	27,136	25,423	6,673	36%
Black	874	1,287	2,073	2,387	1,513	173%
American Indian	96	102	164	166	70	73%
Asian	1,597	2,261	4,280	4,963	3,366	211%
Hawaiian / Pacific Islander	103	152	312	389	286	278%
Other	61	81	111	115	54	89%
Two or More Races	945	1,292	2,311	2,759	1,814	192%

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	15,496	16,591	17,638	18,007	2,511	16%
Civilian Jobs	15,496	16,591	17,638	18,007	2,511	16%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,100	4,100	4,100	4,100	0	0%
Developed Acres	4,000	4,051	4,058	4,060	59	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,707	1,730	1,730	1,729	22	1%
Multiple Family	91	147	168	169	79	87%
Mobile Homes	46	35	35	35	-10	-23%
Other Residential	4	10	10	10	6	128%
Mixed Use	0	33	86	104	104	--
Industrial	173	132	96	82	-91	-52%
Commercial/Services	367	358	314	314	-53	-14%
Office	24	24	27	24	1	3%
Schools	153	147	154	154	1	1%
Roads and Freeways	711	711	711	711	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	725	725	725	725	0	0%
Vacant Developable Acres	60	9	3	1	-59	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	12	0	0	0	-12	-100%
Multiple Family	32	0	0	0	-32	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	8	3	0	0	-8	-100%
Commercial/Services	3	2	1	0	-3	-86%
Office	5	3	1	1	-4	-87%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	40	40	40	40	0	0%
Employment Density[3]	21.6	24.5	27.8	28.7	7.1	33%
Residential Density[4]	6.1	7.0	9.7	10.2	4.1	67%

GROWTH TRENDS IN JOBS
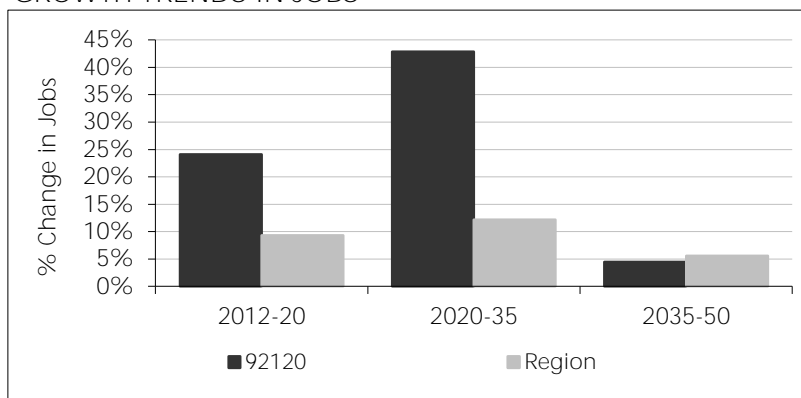
Notes:

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

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