POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	166,820	178,575	220,067	247,964	81,144	49%
Household Population	151,935	164,004	204,906	232,385	80,450	53%
Group Quarters Population	14,885	14,571	15,161	15,579	694	5%
Civilian	8,455	8,141	8,731	9,149	694	8%
Military	6,430	6,430	6,430	6,430	0	0%
Total Housing Units	87,095	92,478	115,858	134,253	47,158	54%
Single Family	26,470	26,470	24,360	22,328	-4,142	-16%
Multiple Family	60,625	66,008	91,498	111,925	51,300	85%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	77,799	81,682	103,185	117,450	39,651	51%
Single Family	25,374	25,331	23,571	21,455	-3,919	-15%
Multiple Family	52,425	56,351	79,614	95,995	43,570	83%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	10.7%	11.7%	10.9%	12.5%	1.8	17%
Single Family	4.1%	4.3%	3.2%	3.9%	-0.2	-5%
Multiple Family	13.5%	14.6%	13.0%	14.2%	0.7	5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.95	2.01	1.99	1.98	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.
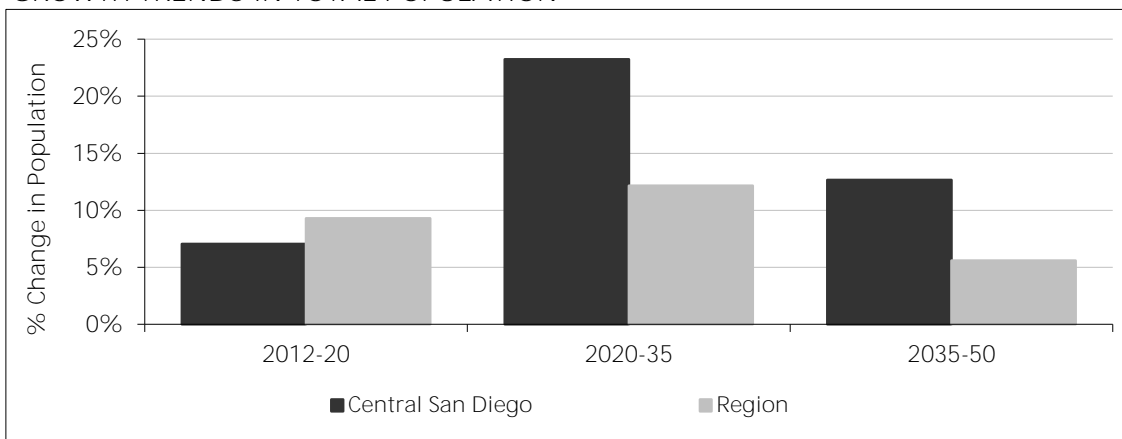
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	166,820	178,575	220,067	247,964	81,144	49%
Under 5	8,934	10,740	12,203	13,721	4,787	54%
5 to 9	6,513	7,069	8,686	9,878	3,365	52%
10 to 14	5,960	5,781	7,289	8,558	2,598	44%
15 to 17	3,714	3,314	4,149	4,873	1,159	31%
18 to 19	3,179	2,715	3,245	3,536	357	11%
20 to 24	12,138	12,424	13,441	14,360	2,222	18%
25 to 29	20,161	21,195	21,874	24,197	4,036	20%
30 to 34	21,505	21,966	23,906	28,175	6,670	31%
35 to 39	15,937	18,208	21,372	22,569	6,632	42%
40 to 44	13,049	12,330	17,497	16,554	3,505	27%
45 to 49	11,261	10,186	13,445	14,111	2,850	25%
50 to 54	10,592	9,705	12,289	13,996	3,404	32%
55 to 59	9,186	10,130	10,488	14,206	5,020	55%
60 to 61	3,406	4,326	4,337	5,348	1,942	57%
62 to 64	4,614	5,870	6,324	7,880	3,266	71%
65 to 69	5,669	8,070	10,095	11,768	6,099	108%
70 to 74	3,634	5,958	9,751	9,549	5,915	163%
75 to 79	2,703	3,573	8,123	8,004	5,301	196%
80 to 84	2,341	2,423	6,220	7,496	5,155	220%
85 and over	2,324	2,592	5,333	9,185	6,861	295%
Median Age	35.4	36.1	38.6	38.7	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	166,820	178,575	220,067	247,964	81,144	49%
Hispanic	60,001	71,208	100,074	125,453	65,452	109%
Non-Hispanic	106,819	107,367	119,993	122,511	15,692	15%
White	81,444	80,391	85,394	83,402	1,958	2%
Black	10,742	10,904	10,730	9,195	-1,547	-14%
American Indian	674	586	543	495	-179	-27%
Asian	8,324	9,327	14,542	18,444	10,120	122%
Hawaiian / Pacific Islander	452	571	959	1,330	878	194%
Other	455	388	386	380	-75	-16%
Two or More Races	4,728	5,200	7,439	9,265	4,537	96%

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	148,672	164,989	179,540	200,781	52,109	35%
Civilian Jobs	129,528	145,845	160,396	181,637	52,109	40%
Military Jobs	19,144	19,144	19,144	19,144	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	17,181	17,181	17,181	17,181	0	0%
Developed Acres	10,806	10,956	11,035	11,151	344	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2,394	2,374	2,215	2,071	-324	-14%
Multiple Family	848	859	1,056	1,221	373	44%
Mobile Homes	0	0	0	0	0	0%
Other Residential	70	71	73	82	12	17%
Mixed Use	0	140	280	478	478	--
Industrial	721	610	597	551	-171	-24%
Commercial/Services	1,397	1,370	1,306	1,222	-175	-13%
Office	157	157	131	121	-36	-23%
Schools	244	243	243	243	-2	-1%
Roads and Freeways	3,201	3,312	3,312	3,312	110	3%
Agricultural and Extractive[2]	15	15	15	15	-1	-4%
Parks and Military Use	1,758	1,806	1,807	1,837	79	4%
Vacant Developable Acres	365	245	166	51	-314	-86%
Low Density Single Family	0	0	0	0	0	0%
Single Family	53	46	38	21	-32	-61%
Multiple Family	75	68	32	9	-66	-88%
Mixed Use	59	40	30	6	-53	-90%
Industrial	32	22	10	3	-30	-92%
Commercial/Services	51	28	18	7	-44	-86%
Office	13	8	5	2	-12	-86%
Schools	2	1	1	1	-1	-60%
Parks and Other	77	29	29	0	-77	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	5,980	5,980	5,980	5,980	0	0%
Employment Density[3]	51.4	59.5	66.4	76.5	25.1	49%
Residential Density[4]	26.3	27.4	33.2	37.2	10.9	41%

GROWTH TRENDS IN JOBS
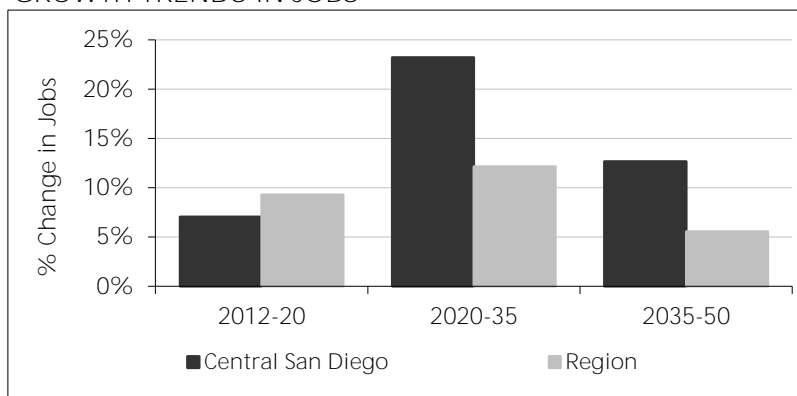
Notes:

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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