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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	51,393	54,006	60,992	70,321	18,928	37%
Household Population	49,990	52,658	59,465	68,659	18,669	37%
Group Quarters Population	1,403	1,348	1,527	1,662	259	18%
Civilian	1,403	1,348	1,527	1,662	259	18%
Military	0	0	0	0	0	0%
Total Housing Units	13,534	14,226	16,168	18,999	5,465	40%
Single Family	8,800	8,727	9,042	8,804	4	0%
Multiple Family	4,734	5,499	7,126	10,195	5,461	115%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	12,861	13,407	15,182	17,589	4,728	37%
Single Family	8,446	8,332	8,680	8,375	-71	-1%
Multiple Family	4,415	5,075	6,502	9,214	4,799	109%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.0%	5.8%	6.1%	7.4%	2.4	48%
Single Family	4.0%	4.5%	4.0%	4.9%	0.9	23%
Multiple Family	6.7%	7.7%	8.8%	9.6%	2.9	43%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.89	3.93	3.92	3.90	0.0	0%

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.
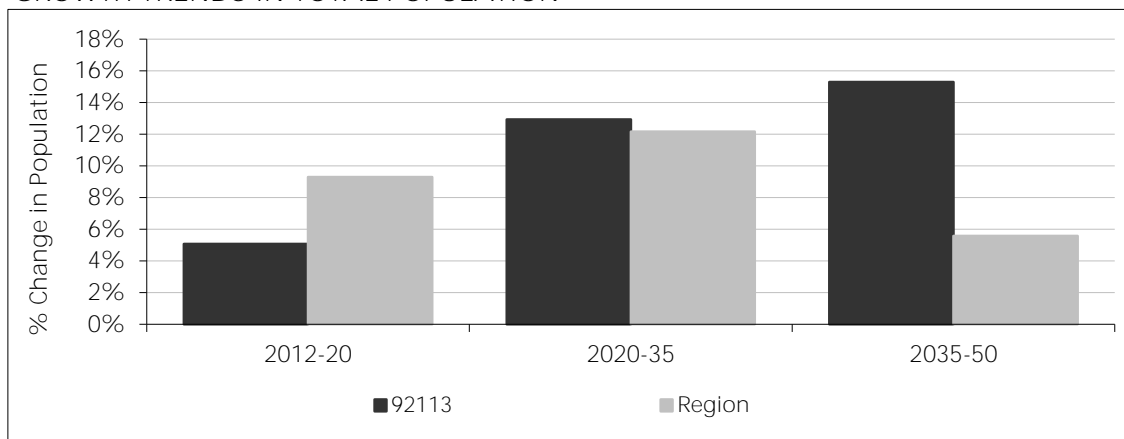
Source: Series 13 Regional Growth Forecast
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October 2013
92113
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	51,393	54,006	60,992	70,321	18,928	37%
Under 5	4,790	5,580	5,420	5,633	843	18%
5 to 9	4,433	4,446	4,935	5,304	871	20%
10 to 14	4,654	4,338	4,688	5,465	811	17%
15 to 17	2,966	2,521	2,577	3,122	156	5%
18 to 19	2,193	1,834	1,795	2,132	-61	-3%
20 to 24	4,732	4,830	4,309	5,035	303	6%
25 to 29	3,977	4,534	4,210	4,650	673	17%
30 to 34	3,566	3,647	4,256	4,285	719	20%
35 to 39	3,647	3,720	4,743	4,473	826	23%
40 to 44	3,392	3,020	4,309	4,148	756	22%
45 to 49	2,979	2,908	3,325	4,104	1,125	38%
50 to 54	2,699	2,884	3,021	4,134	1,435	53%
55 to 59	2,161	2,621	2,513	3,891	1,730	80%
60 to 61	707	1,023	1,025	1,369	662	94%
62 to 64	924	1,337	1,571	1,948	1,024	111%
65 to 69	1,079	1,623	2,437	2,774	1,695	157%
70 to 74	796	1,200	2,087	2,209	1,413	178%
75 to 79	635	739	1,589	1,884	1,249	197%
80 to 84	531	552	1,193	1,795	1,264	238%
85 and over	532	649	989	1,966	1,434	270%
Median Age	27.4	28.8	33.0	34.5	7.1	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	51,393	54,006	60,992	70,321	18,928	37%
Hispanic	41,068	44,317	51,476	61,787	20,719	50%
Non-Hispanic	10,325	9,689	9,516	8,534	-1,791	-17%
White	2,402	2,159	2,511	2,141	-261	-11%
Black	5,562	5,116	3,893	2,649	-2,913	-52%
American Indian	88	80	89	97	9	10%
Asian	1,390	1,411	1,838	2,171	781	56%
Hawaiian / Pacific Islander	232	239	288	358	126	54%
Other	51	60	75	82	31	61%
Two or More Races	600	624	822	1,036	436	73%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast

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www.sandag.org

October 2013

92113

Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	16,049	18,666	19,509	21,526	5,477	34%
Civilian Jobs	16,049	18,666	19,509	21,526	5,477	34%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	3,378	3,378	3,378	3,378	0	0%
Developed Acres	2,686	2,720	2,732	2,765	79	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	828	824	826	769	-59	-7%
Multiple Family	149	152	160	236	88	59%
Mobile Homes	0	0	0	0	0	0%
Other Residential	6	6	6	6	0	3%
Mixed Use	0	31	40	82	82	--
Industrial	307	272	265	243	-64	-21%
Commercial/Services	164	166	161	152	-12	-7%
Office	12	15	20	22	10	82%
Schools	149	148	148	149	0	0%
Roads and Freeways	966	996	996	996	30	3%
Agricultural and Extractive[2]	4	3	3	3	-1	-16%
Parks and Military Use	102	106	106	106	5	4%
Vacant Developable Acres	85	52	40	7	-77	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	12	5	3	-10	-77%
Multiple Family	23	22	21	1	-21	-94%
Mixed Use	13	4	3	0	-13	-100%
Industrial	15	11	8	2	-12	-84%
Commercial/Services	14	1	1	0	-14	-98%
Office	2	1	1	0	-2	-86%
Schools	0	0	0	0	0	-67%
Parks and Other	5	0	0	0	-5	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	606	606	606	606	0	0%
Employment Density[3]	25.4	30.3	31.7	35.5	10.1	40%
Residential Density[4]	13.8	14.2	16.0	18.0	4.3	31%

GROWTH TRENDS IN JOBS

Legend: ■ 92113   ■ Region
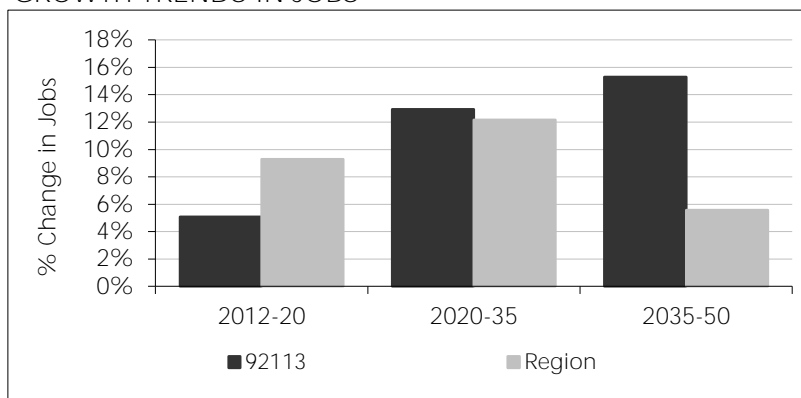
Notes:

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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October 2013
92113
Page 3 of 3