SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	41,297	43,455	44,546	44,328	3,031	7%
Household Population	41,273	43,436	44,521	44,300	3,027	7%
Group Quarters Population	24	19	25	28	4	17%
Civilian	24	19	25	28	4	17%
Military	0	0	0	0	0	0%
Total Housing Units	15,982	16,518	16,667	16,674	692	4%
Single Family	11,602	12,034	12,081	12,088	486	4%
Multiple Family	4,380	4,484	4,586	4,586	206	5%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	15,078	15,525	15,877	15,849	771	5%
Single Family	10,963	11,312	11,527	11,513	550	5%
Multiple Family	4,115	4,213	4,350	4,336	221	5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.7%	6.0%	4.7%	4.9%	-0.8	-14%
Single Family	5.5%	6.0%	4.6%	4.8%	-0.7	-13%
Multiple Family	6.1%	6.0%	5.1%	5.5%	-0.6	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.74	2.80	2.80	2.80	0.1	2%

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	788	760	655	553	-235	-30%
$15,000-$29,999	1,076	1,003	884	761	-315	-29%
$30,000-$44,999	1,155	1,173	1,064	937	-218	-19%
$45,000-$59,999	1,067	1,225	1,138	1,027	-40	-4%
$60,000-$74,999	1,286	1,203	1,144	1,054	-232	-18%
$75,000-$99,999	1,938	1,851	1,808	1,709	-229	-12%
$100,000-$124,999	1,715	1,594	1,605	1,561	-154	-9%
$125,000-$149,999	1,280	1,326	1,374	1,371	91	7%
$150,000-$199,999	1,639	1,952	2,097	2,166	527	32%
$200,000 or more	3,134	3,438	4,108	4,710	1,576	50%
Total Households	15,078	15,525	15,877	15,849	771	5%
Median Household Income Adjusted for inflation ($2010)	$103,338	$108,587	$119,400	$130,881	$27,543	27%

*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
www.sandag.org

October 2013
92009
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	41,297	43,455	44,546	44,328	3,031	7%
Under 5	2,299	2,782	2,440	2,874	575	25%
5 to 9	3,241	3,619	3,275	3,750	509	16%
10 to 14	3,482	3,377	3,663	3,561	79	2%
15 to 17	1,999	1,664	2,002	1,704	-295	-15%
18 to 19	1,223	812	961	622	-601	-49%
20 to 24	1,599	1,466	1,474	1,235	-364	-23%
25 to 29	1,486	1,520	1,238	1,329	-157	-11%
30 to 34	2,106	2,196	1,775	2,200	94	4%
35 to 39	2,689	3,260	2,742	3,074	385	14%
40 to 44	3,695	3,555	3,880	3,348	-347	-9%
45 to 49	3,632	3,216	3,635	2,927	-705	-19%
50 to 54	3,447	2,975	3,283	2,774	-673	-20%
55 to 59	2,988	3,143	2,628	2,870	-118	-4%
60 to 61	1,085	1,305	946	1,076	-9	-1%
62 to 64	1,446	1,756	1,458	1,678	232	16%
65 to 69	1,810	2,597	2,355	2,648	838	46%
70 to 74	1,090	1,842	2,268	1,977	887	81%
75 to 79	802	1,098	2,021	1,645	843	105%
80 to 84	613	619	1,347	1,233	620	101%
85 and over	565	653	1,155	1,803	1,238	219%
Median Age	40.7	41.5	43.5	42.7	2.0	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	41,297	43,455	44,546	44,328	3,031	7%
Hispanic	4,487	5,324	5,900	6,308	1,821	41%
Non-Hispanic	36,810	38,131	38,646	38,020	1,210	3%
White	31,382	32,326	31,779	30,717	-665	-2%
Black	458	459	366	281	-177	-39%
American Indian	78	66	39	31	-47	-60%
Asian	3,376	3,705	4,691	5,107	1,731	51%
Hawaiian / Pacific Islander	60	61	61	67	7	12%
Other	85	65	34	33	-52	-61%
Two or More Races	1,371	1,449	1,676	1,784	413	30%

GROWTH TRENDS IN TOTAL POPULATION
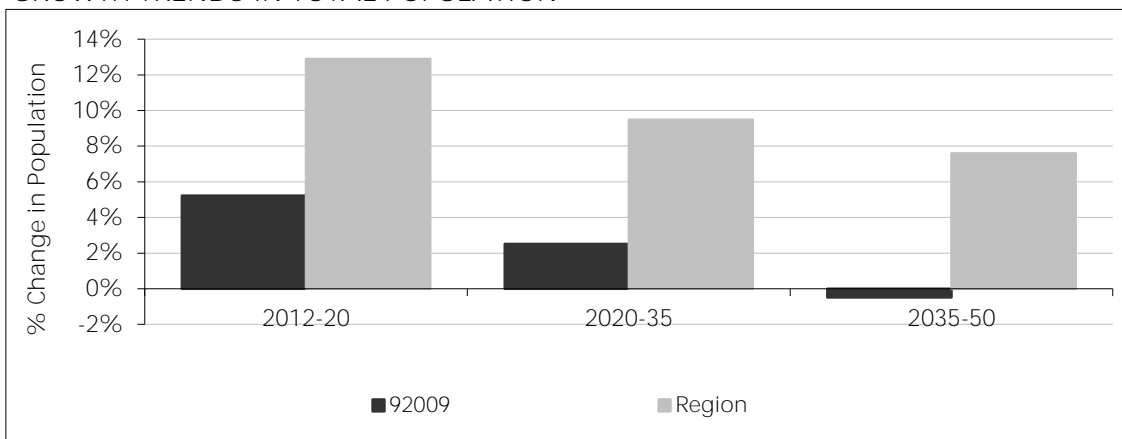
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	5,762	7,874	8,296	8,296	2,534	44%
Civilian Jobs	5,762	7,874	8,296	8,296	2,534	44%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,385	7,385	7,385	7,385	0	0%
Developed Acres	4,402	4,625	4,690	4,692	290	7%
Low Density Single Family	0	0	4	4	4	--
Single Family	2,556	2,653	2,673	2,675	119	5%
Multiple Family	294	297	304	304	10	4%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	10	10	10	10	--
Industrial	89	148	153	153	63	71%
Commercial/Services	129	172	172	172	43	33%
Office	5	11	11	11	6	138%
Schools	148	153	181	181	34	23%
Roads and Freeways	1,135	1,135	1,135	1,135	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	44	44	44	44	0	0%
Vacant Developable Acres	317	94	29	27	-290	-91%
Low Density Single Family	4	4	0	0	-4	-100%
Single Family	137	40	21	19	-119	-86%
Multiple Family	10	7	0	0	-10	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	63	5	0	0	-63	-100%
Commercial/Services	53	0	0	0	-53	-100%
Office	6	0	0	0	-6	-100%
Schools	34	28	0	0	-34	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	8	8	8	8	0	0%
Constrained Acres	2,667	2,667	2,667	2,667	0	0%
Employment Density[3]	15.5	16.1	15.9	15.9	0.3	2%
Residential Density[4]	5.6	5.6	5.6	5.6	0.0	0%

GROWTH TRENDS IN JOBS
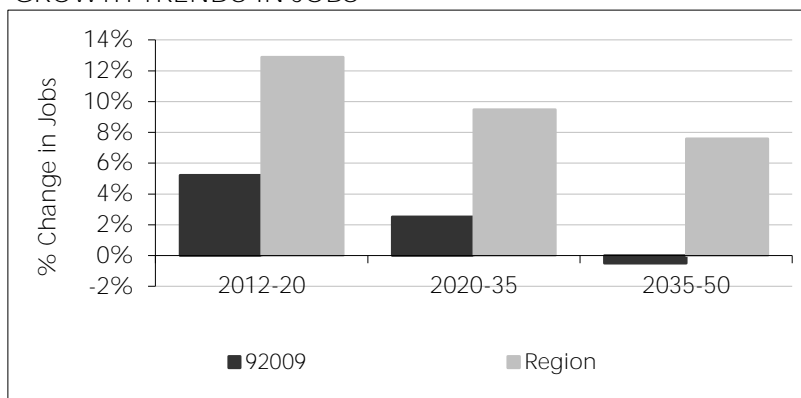
Notes:

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
SANDAG
www.sandag.org

October 2013
92009
Page 3 of 3