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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,549	52,583	60,630	62,350	14,801	31%
Household Population	47,257	52,354	60,307	61,973	14,716	31%
Group Quarters Population	292	229	323	377	85	29%
Civilian	292	229	323	377	85	29%
Military	0	0	0	0	0	0%
Total Housing Units	17,287	18,884	21,571	22,391	5,104	30%
Single Family	13,538	15,171	17,879	18,288	4,750	35%
Multiple Family	2,820	2,821	2,840	3,310	490	17%
Mobile Homes	929	892	852	793	-136	-15%
Occupied Housing Units	16,515	18,010	20,815	21,408	4,893	30%
Single Family	13,011	14,537	17,332	17,579	4,568	35%
Multiple Family	2,631	2,634	2,683	3,095	464	18%
Mobile Homes	873	839	800	734	-139	-16%
Vacancy Rate	4.5%	4.6%	3.5%	4.4%	-0.1	-2%
Single Family	3.9%	4.2%	3.1%	3.9%	0.0	0%
Multiple Family	6.7%	6.6%	5.5%	6.5%	-0.2	-3%
Mobile Homes	6.0%	5.9%	6.1%	7.4%	1.4	23%
Persons per Household	2.86	2.91	2.90	2.89	0.0	1%

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.
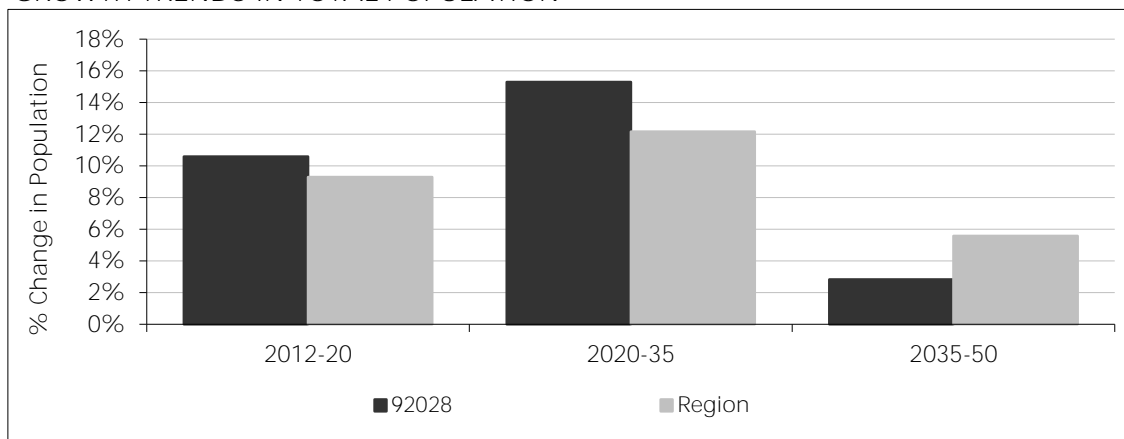
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,549	52,583	60,630	62,350	14,801	31%
Under 5	3,096	3,768	3,988	4,134	1,038	34%
5 to 9	2,977	3,387	3,838	4,020	1,043	35%
10 to 14	3,105	3,164	3,662	3,798	693	22%
15 to 17	2,092	1,915	2,232	2,261	169	8%
18 to 19	1,597	1,295	1,462	1,395	-202	-13%
20 to 24	3,610	3,821	3,922	3,872	262	7%
25 to 29	3,046	3,598	3,447	3,576	530	17%
30 to 34	2,366	2,599	2,867	2,953	587	25%
35 to 39	2,218	2,607	3,082	2,955	737	33%
40 to 44	2,697	2,571	3,585	3,288	591	22%
45 to 49	2,911	2,762	3,411	3,477	566	19%
50 to 54	3,333	3,075	3,581	3,775	442	13%
55 to 59	3,265	3,517	3,242	4,044	779	24%
60 to 61	1,232	1,502	1,277	1,459	227	18%
62 to 64	1,811	2,180	1,944	2,235	424	23%
65 to 69	2,525	3,423	3,467	3,716	1,191	47%
70 to 74	1,926	3,145	3,928	3,277	1,351	70%
75 to 79	1,402	1,847	3,262	2,657	1,255	90%
80 to 84	1,108	1,103	2,277	2,229	1,121	101%
85 and over	1,232	1,304	2,156	3,229	1,997	162%
Median Age	39.3	40.3	42.5	43.4	4.1	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,549	52,583	60,630	62,350	14,801	31%
Hispanic	18,911	23,486	31,777	36,964	18,053	95%
Non-Hispanic	28,638	29,097	28,853	25,386	-3,252	-11%
White	25,325	25,561	24,527	20,747	-4,578	-18%
Black	605	635	526	414	-191	-32%
American Indian	438	352	156	75	-363	-83%
Asian	1,158	1,312	2,089	2,452	1,294	112%
Hawaiian / Pacific Islander	106	132	165	189	83	78%
Other	69	61	48	49	-20	-29%
Two or More Races	937	1,044	1,342	1,460	523	56%

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	10,413	11,636	12,888	14,627	4,214	40%
Civilian Jobs	10,413	11,636	12,888	14,627	4,214	40%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	75,683	75,683	75,683	75,683	0	0%
Developed Acres	38,265	40,887	46,744	49,625	11,360	30%
Low Density Single Family	17,904	20,184	25,402	27,751	9,847	55%
Single Family	2,697	3,227	3,982	4,075	1,377	51%
Multiple Family	117	116	117	129	12	10%
Mobile Homes	236	209	164	145	-91	-39%
Other Residential	58	51	51	51	-7	-12%
Mixed Use	0	0	14	53	53	--
Industrial	503	513	533	544	41	8%
Commercial/Services	704	1,113	1,187	1,520	816	116%
Office	22	40	36	41	20	90%
Schools	160	190	223	260	100	62%
Roads and Freeways	2,291	2,291	2,291	2,291	0	0%
Agricultural and Extractive[2]	12,965	12,247	12,044	12,048	-917	-7%
Parks and Military Use	606	706	701	716	110	18%
Vacant Developable Acres	18,897	16,275	10,417	7,536	-11,360	-60%
Low Density Single Family	17,222	14,942	9,699	7,276	-9,946	-58%
Single Family	858	814	265	185	-673	-78%
Multiple Family	24	23	23	19	-5	-21%
Mixed Use	9	9	5	1	-7	-86%
Industrial	37	29	20	4	-33	-89%
Commercial/Services	549	397	344	27	-523	-95%
Office	0	0	0	0	0	0%
Schools	48	18	18	0	-48	-100%
Parks and Other	150	43	43	24	-126	-84%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	18,522	18,522	18,522	18,522	0	0%
Employment Density[3]	7.5	6.3	6.5	6.1	-1.4	-18%
Residential Density[4]	0.8	0.8	0.7	0.7	-0.1	-15%

GROWTH TRENDS IN JOBS
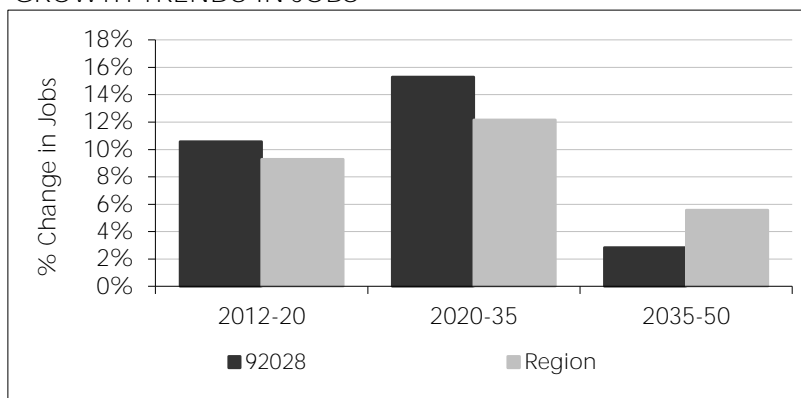
Notes:

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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