POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,536	11,876	14,393	14,563	4,027	38%
Household Population	10,353	11,711	14,175	14,306	3,953	38%
Group Quarters Population	183	165	218	257	74	40%
Civilian	183	165	218	257	74	40%
Military	0	0	0	0	0	0%
Total Housing Units	3,896	4,320	5,211	5,328	1,432	37%
Single Family	3,376	3,800	4,691	4,808	1,432	42%
Multiple Family	326	326	326	326	0	0%
Mobile Homes	194	194	194	194	0	0%
Occupied Housing Units	3,749	4,145	5,039	5,107	1,358	36%
Single Family	3,239	3,630	4,524	4,593	1,354	42%
Multiple Family	322	326	326	326	4	1%
Mobile Homes	188	189	189	188	0	0%
Vacancy Rate	3.8%	4.1%	3.3%	4.1%	0.3	8%
Single Family	4.1%	4.5%	3.6%	4.5%	0.4	10%
Multiple Family	1.2%	0.0%	0.0%	0.0%	-1.2	-100%
Mobile Homes	3.1%	2.6%	2.6%	3.1%	0.0	0%
Persons per Household	2.76	2.83	2.81	2.80	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.
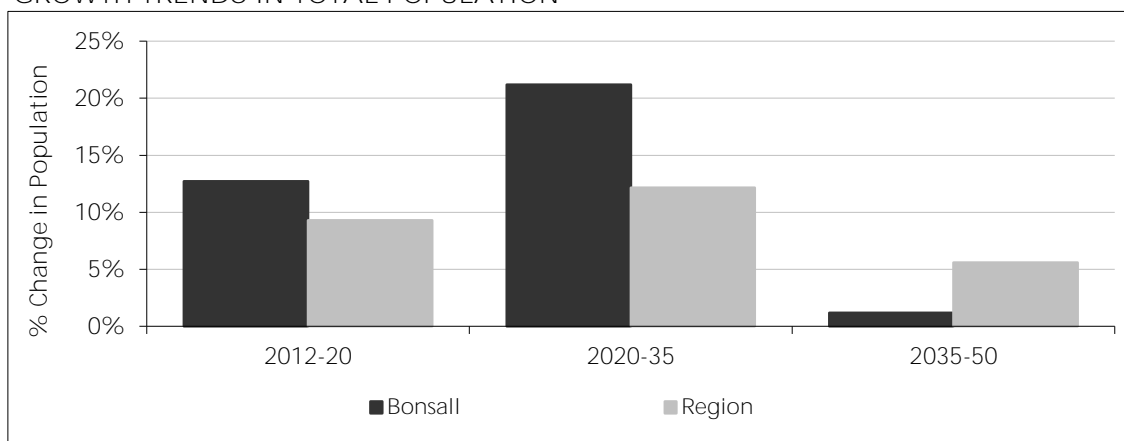
Source: Series 13 Regional Growth Forecast
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October 2013
Bonsall
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,536	11,876	14,393	14,563	4,027	38%
Under 5	638	831	972	1,020	382	60%
5 to 9	750	770	877	980	230	31%
10 to 14	619	725	843	887	268	43%
15 to 17	422	437	519	504	82	19%
18 to 19	297	245	298	239	-58	-20%
20 to 24	592	692	749	730	138	23%
25 to 29	581	675	750	740	159	27%
30 to 34	585	686	745	868	283	48%
35 to 39	561	657	817	726	165	29%
40 to 44	651	612	807	752	101	16%
45 to 49	766	657	873	834	68	9%
50 to 54	814	700	867	937	123	15%
55 to 59	832	876	848	1,017	185	22%
60 to 61	246	330	265	312	66	27%
62 to 64	387	454	454	462	75	19%
65 to 69	510	739	757	773	263	52%
70 to 74	441	785	1,052	913	472	107%
75 to 79	382	491	853	644	262	69%
80 to 84	233	242	560	505	272	117%
85 and over	229	272	487	720	491	214%
Median Age	41.7	41.8	43.9	43.9	2.2	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,536	11,876	14,393	14,563	4,027	38%
Hispanic	3,081	3,980	5,970	7,208	4,127	134%
Non-Hispanic	7,455	7,896	8,423	7,355	-100	-1%
White	6,420	6,708	6,832	5,594	-826	-13%
Black	204	205	190	148	-56	-27%
American Indian	53	47	32	20	-33	-62%
Asian	411	467	734	883	472	115%
Hawaiian / Pacific Islander	24	45	70	71	47	196%
Other	25	18	19	32	7	28%
Two or More Races	318	406	546	607	289	91%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Bonsall
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	2,897	3,122	3,211	3,575	678	23%
Civilian Jobs	2,897	3,122	3,211	3,575	678	23%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	20,914	20,914	20,914	20,914	0	0%
Developed Acres	14,016	14,773	16,849	17,858	3,842	27%
Low Density Single Family	6,272	6,801	8,777	9,517	3,245	52%
Single Family	529	566	688	714	185	35%
Multiple Family	23	23	23	23	0	0%
Mobile Homes	31	31	31	31	0	0%
Other Residential	12	12	12	12	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	85	85	85	85	0	0%
Commercial/Services	334	514	518	596	262	78%
Office	0	4	4	8	8	--
Schools	44	44	44	44	0	0%
Roads and Freeways	1,057	1,057	1,057	1,057	0	0%
Agricultural and Extractive[2]	5,420	5,416	5,390	5,352	-68	-1%
Parks and Military Use	210	220	220	420	210	100%
Vacant Developable Acres	5,581	4,824	2,749	1,739	-3,842	-69%
Low Density Single Family	4,944	4,414	2,438	1,698	-3,245	-66%
Single Family	194	157	61	35	-159	-82%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	225	50	46	6	-220	-98%
Office	8	5	5	0	-8	-100%
Schools	0	0	0	0	0	0%
Parks and Other	210	199	199	0	-210	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,316	1,316	1,316	1,316	0	0%
Employment Density[3]	6.3	4.8	4.9	4.9	-1.4	-22%
Residential Density[4]	0.6	0.6	0.5	0.5	0.0	-9%

GROWTH TRENDS IN JOBS
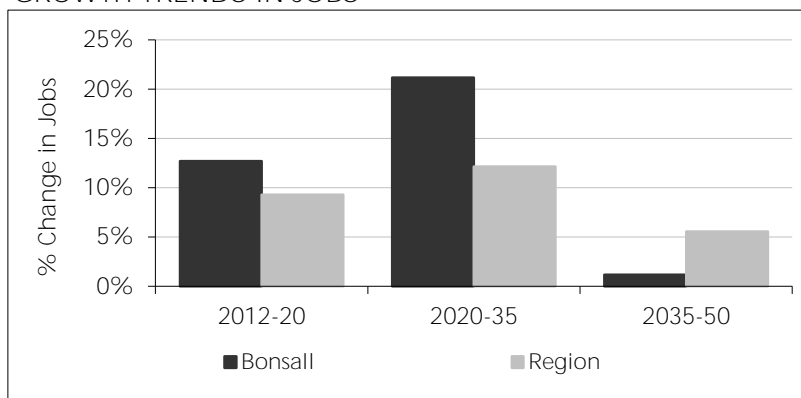
Notes:

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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October 2013
Bonsall
Page 3 of 3