POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	34,814	35,977	36,488	36,315	1,501	4%
Household Population	34,814	35,977	36,488	36,315	1,501	4%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	13,487	13,707	13,738	13,768	281	2%
Single Family	7,789	7,790	7,806	7,836	47	1%
Multiple Family	5,698	5,917	5,932	5,932	234	4%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	12,866	13,032	13,187	13,143	277	2%
Single Family	7,542	7,517	7,603	7,578	36	0%
Multiple Family	5,324	5,515	5,584	5,565	241	5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.6%	4.9%	4.0%	4.5%	-0.1	-2%
Single Family	3.2%	3.5%	2.6%	3.3%	0.1	3%
Multiple Family	6.6%	6.8%	5.9%	6.2%	-0.4	-6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.71	2.76	2.77	2.76	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.
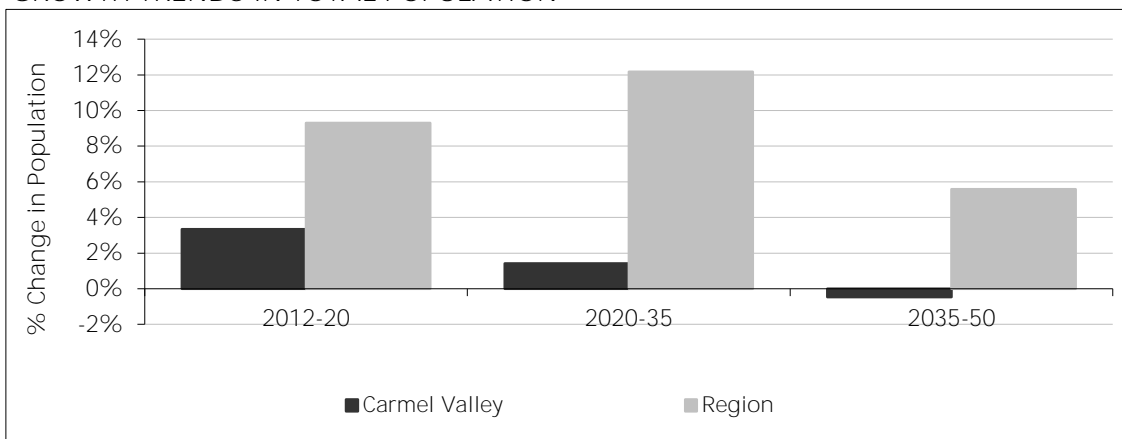
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	34,814	35,977	36,488	36,315	1,501	4%
Under 5	2,058	2,639	2,250	2,607	549	27%
5 to 9	2,633	2,981	3,015	3,201	568	22%
10 to 14	3,350	3,206	3,480	3,442	92	3%
15 to 17	1,958	1,643	2,047	1,860	-98	-5%
18 to 19	1,255	802	961	655	-600	-48%
20 to 24	1,352	1,171	1,215	1,136	-216	-16%
25 to 29	1,369	1,410	1,177	1,273	-96	-7%
30 to 34	2,070	2,207	1,801	2,126	56	3%
35 to 39	2,566	3,164	2,686	2,868	302	12%
40 to 44	3,354	3,338	3,639	3,186	-168	-5%
45 to 49	3,432	3,024	3,525	3,083	-349	-10%
50 to 54	3,101	2,652	3,031	2,606	-495	-16%
55 to 59	2,419	2,434	1,998	2,149	-270	-11%
60 to 61	732	900	704	764	32	4%
62 to 64	882	1,107	867	957	75	9%
65 to 69	1,009	1,489	1,300	1,498	489	48%
70 to 74	522	902	1,104	1,077	555	106%
75 to 79	315	407	771	695	380	121%
80 to 84	244	264	568	562	318	130%
85 and over	193	237	349	570	377	195%
Median Age	37.7	38.0	39.3	38.2	0.5	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	34,814	35,977	36,488	36,315	1,501	4%
Hispanic	2,647	3,185	3,818	4,557	1,910	72%
Non-Hispanic	32,167	32,792	32,670	31,758	-409	-1%
White	21,865	21,242	17,522	13,450	-8,415	-38%
Black	257	275	290	243	-14	-5%
American Indian	51	111	228	276	225	441%
Asian	8,663	9,496	12,239	14,637	5,974	69%
Hawaiian / Pacific Islander	30	64	129	211	181	603%
Other	79	133	187	234	155	196%
Two or More Races	1,222	1,471	2,075	2,707	1,485	122%

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	14,723	16,318	16,930	17,298	2,575	17%
Civilian Jobs	14,723	16,318	16,930	17,298	2,575	17%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,462	4,462	4,462	4,462	0	0%
Developed Acres	4,153	4,198	4,220	4,244	91	2%
Low Density Single Family	73	74	84	100	27	36%
Single Family	1,233	1,233	1,234	1,237	4	0%
Multiple Family	297	312	314	314	17	6%
Mobile Homes	0	0	0	0	0	0%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	13	13	13	13	0	0%
Commercial/Services	177	180	181	181	4	2%
Office	142	156	161	164	23	16%
Schools	141	148	151	153	12	9%
Roads and Freeways	778	778	778	778	0	0%
Agricultural and Extractive[2]	10	9	9	9	-2	-15%
Parks and Military Use	1,285	1,291	1,291	1,291	6	0%
Vacant Developable Acres	92	47	25	1	-91	-99%
Low Density Single Family	27	26	17	0	-27	-99%
Single Family	4	4	3	0	-4	-93%
Multiple Family	15	2	0	0	-15	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	16	6	2	0	-16	-99%
Office	23	9	3	0	-23	-100%
Schools	0	0	0	0	0	0%
Parks and Other	6	0	0	0	-6	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	217	217	217	217	0	0%
Employment Density[3]	31.2	32.9	33.5	33.9	2.6	8%
Residential Density[4]	8.4	8.4	8.4	8.3	-0.1	-1%

GROWTH TRENDS IN JOBS
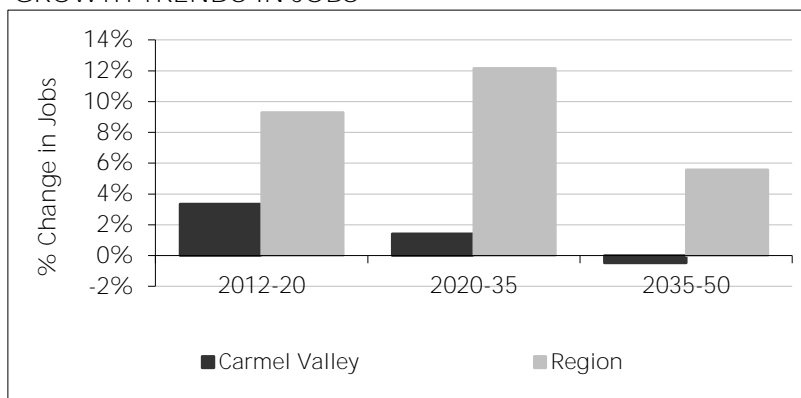
Notes:

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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