SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	149,203	159,930	195,634	220,372	71,169	48%
Household Population	140,961	151,981	187,153	211,520	70,559	50%
Group Quarters Population	8,242	7,949	8,481	8,852	610	7%
Civilian	8,100	7,807	8,339	8,710	610	8%
Military	142	142	142	142	0	0%
Total Housing Units	88,006	93,194	115,203	133,007	45,001	51%
Single Family	24,813	24,894	22,847	20,699	-4,114	-17%
Multiple Family	63,193	68,300	92,356	112,308	49,115	78%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	78,762	82,476	102,745	116,610	37,848	48%
Single Family	23,780	23,805	22,098	19,875	-3,905	-16%
Multiple Family	54,982	58,671	80,647	96,735	41,753	76%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	10.5%	11.5%	10.8%	12.3%	1.8	17%
Single Family	4.2%	4.4%	3.3%	4.0%	-0.2	-5%
Multiple Family	13.0%	14.1%	12.7%	13.9%	0.9	7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.79	1.84	1.82	1.81	0.0	1%

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	10,931	11,062	12,582	12,632	1,701	16%
$15,000-$29,999	12,039	12,137	13,528	13,877	1,838	15%
$30,000-$44,999	11,882	11,686	13,456	14,305	2,423	20%
$45,000-$59,999	9,531	9,998	11,927	13,101	3,570	37%
$60,000-$74,999	7,867	8,100	9,994	11,301	3,434	44%
$75,000-$99,999	8,801	9,839	12,641	14,772	5,971	68%
$100,000-$124,999	5,915	6,448	8,676	10,504	4,589	78%
$125,000-$149,999	3,781	4,208	5,903	7,360	3,579	95%
$150,000-$199,999	4,058	4,616	6,811	8,778	4,720	116%
$200,000 or more	3,957	4,382	7,227	9,980	6,023	152%
Total Households	78,762	82,476	102,745	116,610	37,848	48%
Median Household Income Adjusted for inflation ($2010)	$52,128	$54,531	$59,848	$65,827	$13,699	26%

*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.
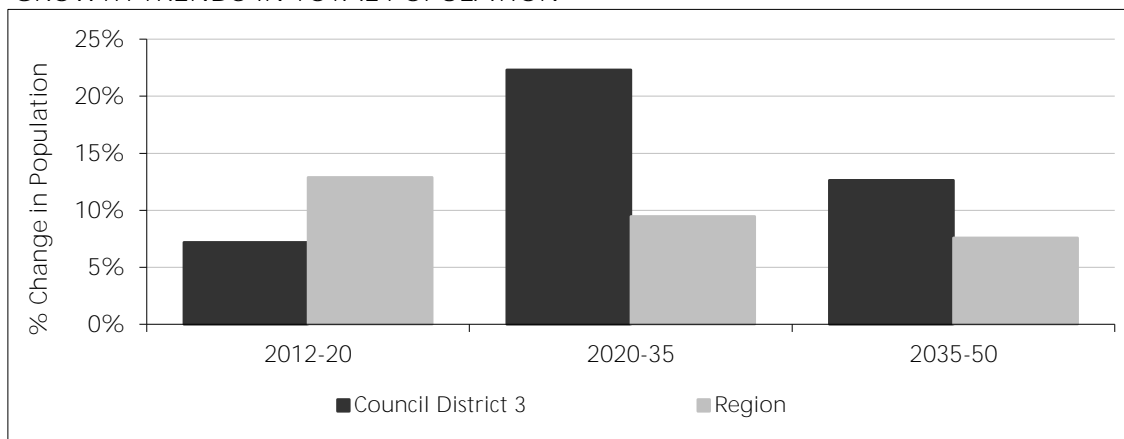
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	149,203	159,930	195,634	220,372	71,169	48%
Under 5	7,625	9,200	10,764	12,400	4,775	63%
5 to 9	5,067	5,747	7,204	8,299	3,232	64%
10 to 14	4,344	4,221	5,612	6,567	2,223	51%
15 to 17	2,664	2,410	3,220	3,731	1,067	40%
18 to 19	1,901	1,516	2,104	2,265	364	19%
20 to 24	7,014	7,315	8,275	9,074	2,060	29%
25 to 29	18,410	19,340	19,960	22,082	3,672	20%
30 to 34	20,883	21,375	22,777	27,214	6,331	30%
35 to 39	14,942	17,336	19,894	21,229	6,287	42%
40 to 44	12,308	11,666	16,267	15,422	3,114	25%
45 to 49	10,726	9,500	12,419	12,842	2,116	20%
50 to 54	10,199	9,005	11,297	12,622	2,423	24%
55 to 59	9,065	9,668	9,666	12,786	3,721	41%
60 to 61	3,388	4,171	3,935	4,860	1,472	43%
62 to 64	4,595	5,725	5,762	7,164	2,569	56%
65 to 69	5,641	7,878	9,269	10,828	5,187	92%
70 to 74	3,477	5,767	9,072	8,806	5,329	153%
75 to 79	2,542	3,394	7,440	7,165	4,623	182%
80 to 84	2,224	2,286	5,762	6,708	4,484	202%
85 and over	2,188	2,410	4,935	8,308	6,120	280%
Median Age	37.2	37.5	39.5	39.4	2.2	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	149,203	159,930	195,634	220,372	71,169	48%
Hispanic	40,703	51,590	79,097	102,206	61,503	151%
Non-Hispanic	108,500	108,340	116,537	118,166	9,666	9%
White	84,405	82,035	82,254	79,198	-5,207	-6%
Black	9,458	9,955	9,808	8,250	-1,208	-13%
American Indian	634	560	531	462	-172	-27%
Asian	8,450	9,572	14,934	18,996	10,546	125%
Hawaiian / Pacific Islander	431	574	970	1,363	932	216%
Other	438	368	375	363	-75	-17%
Two or More Races	4,684	5,276	7,665	9,534	4,850	104%

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	121,024	134,735	148,089	167,111	46,087	38%
Civilian Jobs	117,076	130,787	144,141	163,163	46,087	39%
Military Jobs	3,948	3,948	3,948	3,948	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	9,449	9,449	9,449	9,449	0	0%
Developed Acres	8,900	9,021	9,082	9,170	270	3%
Low Density Single Family	1	1	1	1	0	0%
Single Family	2,314	2,298	2,154	2,017	-297	-13%
Multiple Family	893	905	1,084	1,236	343	38%
Mobile Homes	0	0	0	0	0	0%
Other Residential	25	24	19	18	-7	-28%
Mixed Use	0	123	272	437	437	--
Industrial	168	141	129	104	-64	-38%
Commercial/Services	1,058	1,020	936	854	-203	-19%
Office	199	196	167	155	-44	-22%
Schools	197	196	196	195	-1	-1%
Roads and Freeways	2,798	2,823	2,823	2,823	26	1%
Agricultural and Extractive[2]	12	12	12	12	0	-1%
Parks and Military Use	1,237	1,282	1,288	1,318	80	6%
Vacant Developable Acres	280	189	128	40	-241	-86%
Low Density Single Family	0	0	0	0	0	0%
Single Family	26	20	20	13	-13	-50%
Multiple Family	61	55	26	9	-52	-86%
Mixed Use	48	39	29	6	-42	-88%
Industrial	8	5	2	0	-8	-97%
Commercial/Services	41	25	15	7	-34	-83%
Office	14	8	4	1	-13	-91%
Schools	1	1	1	1	-1	-64%
Parks and Other	78	33	29	0	-77	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	240	240	240	240	0	0%
Employment Density[3]	72.2	81.0	92.1	106.8	34.6	48%
Residential Density[4]	27.2	28.3	33.9	38.1	10.9	40%

GROWTH TRENDS IN JOBS
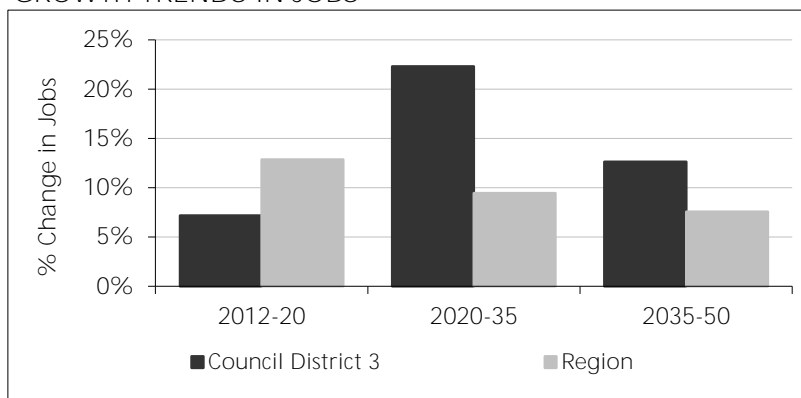
Notes:

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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