POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	59,005	62,295	73,329	85,363	26,358	45%
Household Population	53,436	56,812	67,743	79,717	26,281	49%
Group Quarters Population	5,569	5,483	5,586	5,646	77	1%
Civilian	623	537	640	700	77	12%
Military	4,946	4,946	4,946	4,946	0	0%
Total Housing Units	16,586	17,335	20,762	24,696	8,110	49%
Single Family	8,885	8,876	8,633	8,088	-797	-9%
Multiple Family	7,313	8,102	11,828	16,307	8,994	123%
Mobile Homes	388	357	301	301	-87	-22%
Occupied Housing Units	15,582	16,290	19,778	23,308	7,726	50%
Single Family	8,467	8,438	8,319	7,712	-755	-9%
Multiple Family	6,758	7,523	11,186	15,330	8,572	127%
Mobile Homes	357	329	273	266	-91	-25%
Vacancy Rate	6.1%	6.0%	4.7%	5.6%	-0.5	-8%
Single Family	4.7%	4.9%	3.6%	4.6%	-0.1	-2%
Multiple Family	7.6%	7.1%	5.4%	6.0%	-1.6	-21%
Mobile Homes	8.0%	7.8%	9.3%	11.6%	3.6	45%
Persons per Household	3.43	3.49	3.43	3.42	0.0	0%

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.
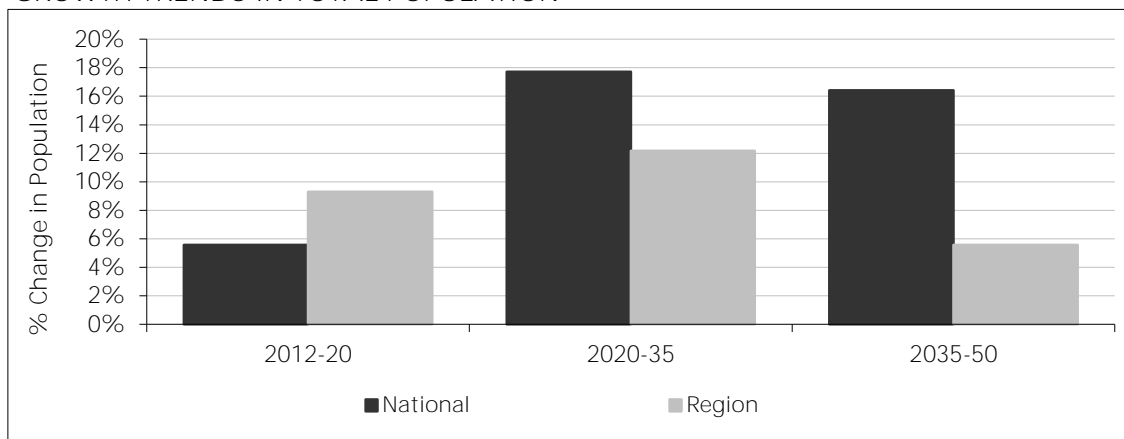
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	59,005	62,295	73,329	85,363	26,358	45%
Under 5	4,192	4,877	4,904	4,950	758	18%
5 to 9	4,022	4,148	4,636	4,845	823	20%
10 to 14	4,155	3,926	4,409	4,877	722	17%
15 to 17	2,843	2,491	2,699	3,090	247	9%
18 to 19	2,307	1,892	2,067	2,341	34	1%
20 to 24	7,210	7,203	8,049	9,269	2,059	29%
25 to 29	4,946	5,470	5,422	5,900	954	19%
30 to 34	3,911	4,013	4,614	4,817	906	23%
35 to 39	3,565	3,691	4,624	4,502	937	26%
40 to 44	3,497	3,217	4,430	4,349	852	24%
45 to 49	3,350	3,301	3,805	4,520	1,170	35%
50 to 54	3,441	3,608	3,925	5,036	1,595	46%
55 to 59	3,092	3,608	3,719	5,441	2,349	76%
60 to 61	981	1,258	1,359	1,738	757	77%
62 to 64	1,407	1,817	2,090	2,557	1,150	82%
65 to 69	1,622	2,340	3,164	3,804	2,182	135%
70 to 74	1,255	1,818	2,990	3,437	2,182	174%
75 to 79	1,156	1,348	2,627	3,417	2,261	196%
80 to 84	1,107	1,129	2,167	3,269	2,162	195%
85 and over	946	1,140	1,629	3,204	2,258	239%
Median Age	29.8	31.4	34.9	37.9	8.1	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	59,005	62,295	73,329	85,363	26,358	45%
Hispanic	38,142	42,352	52,268	61,662	23,520	62%
Non-Hispanic	20,863	19,943	21,061	23,701	2,838	14%
White	6,469	5,388	3,415	3,917	-2,552	-39%
Black	2,454	2,210	1,700	1,332	-1,122	-46%
American Indian	154	171	239	272	118	77%
Asian	10,203	10,448	13,272	15,046	4,843	47%
Hawaiian / Pacific Islander	423	435	545	690	267	63%
Other	47	79	140	173	126	268%
Two or More Races	1,113	1,212	1,750	2,271	1,158	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	28,564	31,578	34,328	41,450	12,886	45%
Civilian Jobs	23,461	26,475	29,225	36,347	12,886	55%
Military Jobs	5,103	5,103	5,103	5,103	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	6,146	6,146	6,146	6,146	0	0%
Developed Acres	4,587	4,629	4,653	4,725	138	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,228	1,237	1,214	1,170	-59	-5%
Multiple Family	210	204	203	183	-27	-13%
Mobile Homes	30	29	26	26	-4	-14%
Other Residential	16	16	16	15	-1	-6%
Mixed Use	0	104	177	420	420	--
Industrial	566	526	522	503	-64	-11%
Commercial/Services	646	589	572	499	-147	-23%
Office	27	26	24	12	-15	-56%
Schools	143	139	139	139	-5	-3%
Roads and Freeways	1,262	1,301	1,301	1,301	39	3%
Agricultural and Extractive[2]	4	4	4	2	-2	-59%
Parks and Military Use	455	455	456	456	1	0%
Vacant Developable Acres	175	134	110	39	-136	-78%
Low Density Single Family	0	0	0	0	0	0%
Single Family	63	39	36	4	-59	-94%
Multiple Family	8	8	8	7	-1	-14%
Mixed Use	61	56	50	23	-38	-62%
Industrial	8	6	4	1	-7	-93%
Commercial/Services	32	22	11	3	-29	-92%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	1	0	-1	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,382	1,382	1,382	1,382	0	0%
Employment Density[3]	17.0	19.9	21.7	26.7	9.7	57%
Residential Density[4]	11.2	11.3	13.4	15.4	4.2	38%

GROWTH TRENDS IN JOBS
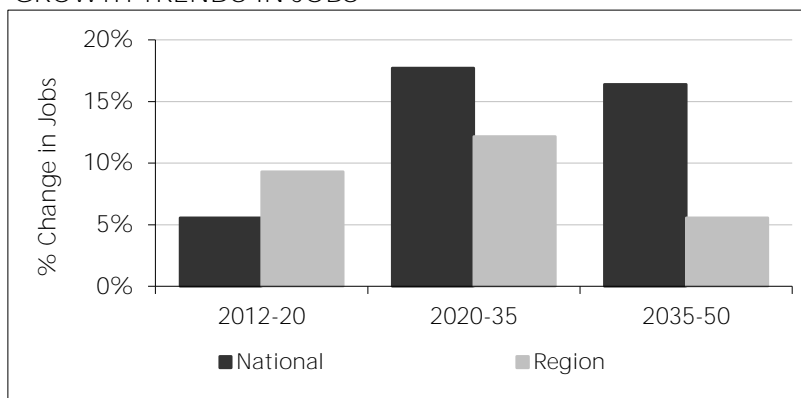
Notes:

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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