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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	37,768	40,081	46,545	63,849	26,081	69%
Household Population	37,264	39,596	45,994	63,245	25,981	70%
Group Quarters Population	504	485	551	604	100	20%
Civilian	504	485	551	604	100	20%
Military	0	0	0	0	0	0%
Total Housing Units	13,704	14,292	16,427	22,803	9,099	66%
Single Family	8,239	8,239	8,347	8,361	122	1%
Multiple Family	5,024	5,630	7,828	14,190	9,166	182%
Mobile Homes	441	423	252	252	-189	-43%
Occupied Housing Units	13,231	13,780	15,990	22,073	8,842	67%
Single Family	7,889	7,877	8,076	8,017	128	2%
Multiple Family	4,901	5,480	7,663	13,810	8,909	182%
Mobile Homes	441	423	251	246	-195	-44%
Vacancy Rate	3.5%	3.6%	2.7%	3.2%	-0.3	-9%
Single Family	4.2%	4.4%	3.2%	4.1%	-0.1	-2%
Multiple Family	2.4%	2.7%	2.1%	2.7%	0.3	13%
Mobile Homes	0.0%	0.0%	0.4%	2.4%	2.4	0%
Persons per Household	2.82	2.87	2.88	2.87	0.1	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.
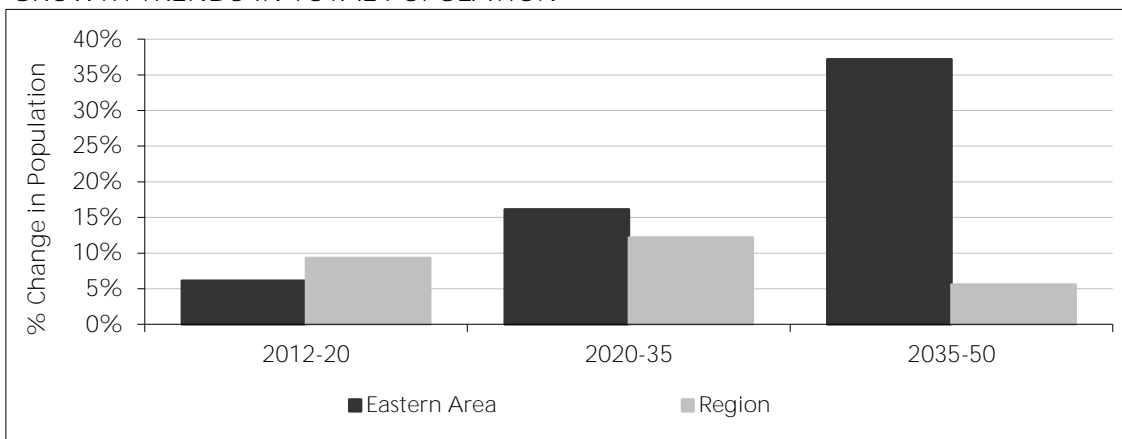
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	37,768	40,081	46,545	63,849	26,081	69%
Under 5	2,803	3,411	3,782	4,616	1,813	65%
5 to 9	2,500	2,744	3,303	4,245	1,745	70%
10 to 14	2,207	2,193	2,870	4,003	1,796	81%
15 to 17	1,457	1,304	1,728	2,420	963	66%
18 to 19	949	794	938	1,283	334	35%
20 to 24	3,264	3,148	2,884	4,247	983	30%
25 to 29	3,696	3,973	3,699	5,170	1,474	40%
30 to 34	2,884	3,010	3,357	4,393	1,509	52%
35 to 39	2,696	2,977	3,544	4,259	1,563	58%
40 to 44	2,593	2,414	3,326	3,998	1,405	54%
45 to 49	2,382	2,186	2,625	3,688	1,306	55%
50 to 54	2,367	2,204	2,465	3,765	1,398	59%
55 to 59	2,114	2,297	2,096	3,614	1,500	71%
60 to 61	730	907	821	1,244	514	70%
62 to 64	997	1,241	1,264	1,731	734	74%
65 to 69	1,210	1,736	2,081	2,892	1,682	139%
70 to 74	843	1,301	1,898	2,356	1,513	179%
75 to 79	698	839	1,637	2,053	1,355	194%
80 to 84	575	579	1,093	1,702	1,127	196%
85 and over	803	823	1,134	2,170	1,367	170%
Median Age	33.5	34.1	36.0	36.8	3.3	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	37,768	40,081	46,545	63,849	26,081	69%
Hispanic	13,029	16,553	26,366	42,458	29,429	226%
Non-Hispanic	24,739	23,528	20,179	21,391	-3,348	-14%
White	11,090	8,890	2,371	19	-11,071	-100%
Black	5,667	5,772	5,589	5,019	-648	-11%
American Indian	118	131	145	188	70	59%
Asian	6,304	6,943	9,694	12,577	6,273	100%
Hawaiian / Pacific Islander	197	257	408	665	468	238%
Other	103	108	123	180	77	75%
Two or More Races	1,260	1,427	1,849	2,743	1,483	118%

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	8,343	10,084	11,656	12,335	3,992	48%
Civilian Jobs	8,343	10,084	11,656	12,335	3,992	48%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	3,110	3,110	3,110	3,110	0	0%
Developed Acres	2,711	2,715	2,727	2,733	22	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,284	1,284	1,288	1,285	2	0%
Multiple Family	202	204	224	231	29	14%
Mobile Homes	68	65	44	43	-25	-37%
Other Residential	12	13	13	13	1	8%
Mixed Use	0	73	164	227	227	--
Industrial	79	73	69	69	-10	-12%
Commercial/Services	254	195	125	66	-188	-74%
Office	13	10	1	0	-13	-100%
Schools	114	114	114	114	0	0%
Roads and Freeways	653	653	653	653	0	0%
Agricultural and Extractive[2]	3	3	2	0	-3	-100%
Parks and Military Use	29	29	30	30	1	5%
Vacant Developable Acres	24	19	8	2	-22	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	10	9	3	2	-9	-84%
Multiple Family	5	5	4	0	-4	-95%
Mixed Use	8	4	1	0	-8	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	2	2	1	0	-1	-90%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	375	375	375	375	0	0%
Employment Density[3]	18.1	23.5	29.8	34.0	15.8	87%
Residential Density[4]	8.8	8.9	9.9	13.5	4.8	55%

GROWTH TRENDS IN JOBS
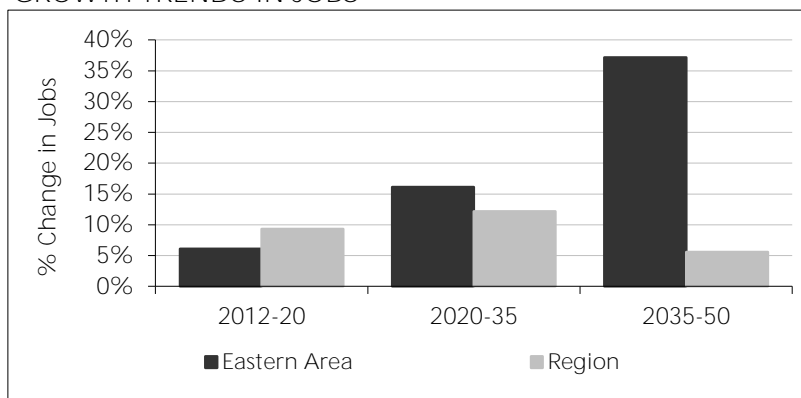
Notes:

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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