SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	13,386	17,103	18,583	18,711	5,325	40%
Household Population	13,382	17,100	18,573	18,696	5,314	40%
Group Quarters Population	4	3	10	15	11	275%
Civilian	4	3	10	15	11	275%
Military	0	0	0	0	0	0%
Total Housing Units	5,110	6,350	7,057	7,019	1,909	37%
Single Family	3,781	4,750	4,765	4,859	1,078	29%
Multiple Family	1,329	1,600	2,292	2,160	831	63%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,919	6,101	6,861	6,889	1,970	40%
Single Family	3,481	4,418	4,477	4,617	1,136	33%
Multiple Family	1,438	1,683	2,384	2,272	834	58%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.9%	2.8%	1.9%	-1.8	-49%
Single Family	7.9%	7.0%	6.0%	5.0%	-2.9	-37%
Multiple Family	-8.2%	-5.2%	-4.0%	-5.2%	3.0	-37%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.72	2.80	2.71	2.71	0.0	0%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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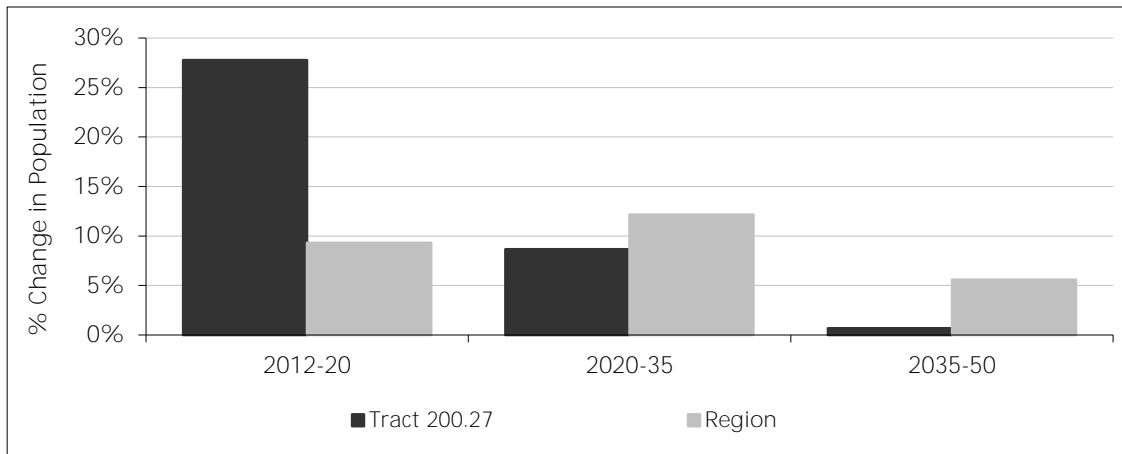
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	13,386	17,103	18,583	18,711	5,325	40%
Under 5	1,073	1,507	1,438	1,543	470	44%
5 to 9	1,359	1,812	1,785	1,891	532	39%
10 to 14	1,069	1,238	1,388	1,356	287	27%
15 to 17	488	505	606	550	62	13%
18 to 19	235	192	238	209	-26	-11%
20 to 24	459	529	582	557	98	21%
25 to 29	535	697	680	732	197	37%
30 to 34	878	1,101	1,030	1,183	305	35%
35 to 39	1,212	1,699	1,596	1,652	440	36%
40 to 44	1,351	1,518	1,711	1,445	94	7%
45 to 49	893	954	1,115	962	69	8%
50 to 54	780	829	971	942	162	21%
55 to 59	591	754	701	813	222	38%
60 to 61	245	363	293	325	80	33%
62 to 64	367	539	493	557	190	52%
65 to 69	484	823	806	898	414	86%
70 to 74	369	733	869	726	357	97%
75 to 79	286	459	775	601	315	110%
80 to 84	298	352	685	593	295	99%
85 and over	414	499	821	1,176	762	184%
Median Age	37.5	37.9	39.8	39.0	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	13,386	17,103	18,583	18,711	5,325	40%
Hispanic	1,979	3,023	4,346	5,446	3,467	175%
Non-Hispanic	11,407	14,080	14,237	13,265	1,858	16%
White	9,165	10,975	9,802	7,988	-1,177	-13%
Black	215	311	417	490	275	128%
American Indian	38	42	44	39	1	3%
Asian	1,362	1,885	2,782	3,311	1,949	143%
Hawaiian / Pacific Islander	44	68	105	140	96	218%
Other	27	33	37	40	13	48%
Two or More Races	556	766	1,050	1,257	701	126%

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	3,296	3,886	4,124	4,400	1,104	33%
Civilian Jobs	3,296	3,886	4,124	4,400	1,104	33%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	3,957	3,957	3,957	3,957	0	0%
Developed Acres	1,614	1,978	2,096	2,114	500	31%
Low Density Single Family	113	113	113	115	2	2%
Single Family	659	934	1,011	1,027	368	56%
Multiple Family	89	107	138	133	45	50%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	90	109	119	119	29	33%
Commercial/Services	27	35	34	39	12	43%
Office	0	2	3	3	3	--
Schools	35	40	40	40	5	14%
Roads and Freeways	310	310	310	310	0	0%
Agricultural and Extractive[2]	143	143	143	143	0	0%
Parks and Military Use	148	184	184	184	37	25%
Vacant Developable Acres	663	299	181	163	-500	-75%
Low Density Single Family	52	52	52	50	-2	-4%
Single Family	453	178	77	61	-392	-87%
Multiple Family	24	6	0	0	-24	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	29	10	0	0	-29	-100%
Commercial/Services	13	5	5	5	-8	-63%
Office	3	1	1	1	-2	-64%
Schools	19	14	14	14	-5	-26%
Parks and Other	67	31	31	31	-37	-54%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,680	1,680	1,680	1,680	0	0%
Employment Density[3]	21.7	20.8	21.0	21.9	0.2	1%
Residential Density[4]	5.9	5.5	5.6	5.5	-0.4	-7%

GROWTH TRENDS IN JOBS
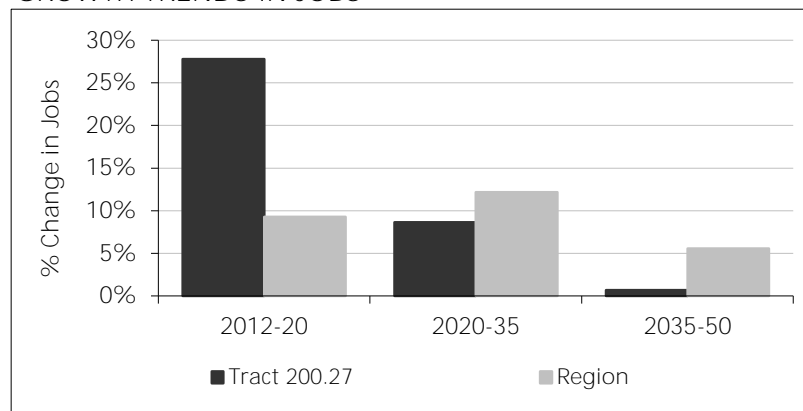
Notes:

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 residential acre (single family, multiple

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