POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	31,813	35,050	39,480	49,276	17,463	55%
Household Population	29,343	32,627	36,979	46,725	17,382	59%
Group Quarters Population	2,470	2,423	2,501	2,551	81	3%
Civilian	2,470	2,423	2,501	2,551	81	3%
Military	0	0	0	0	0	0%
Total Housing Units	11,635	12,721	14,223	18,331	6,696	58%
Single Family	5,521	5,811	6,062	6,160	639	12%
Multiple Family	5,894	6,690	7,941	11,951	6,057	103%
Mobile Homes	220	220	220	220	0	0%
Occupied Housing Units	11,020	12,007	13,556	17,247	6,227	57%
Single Family	5,337	5,605	5,899	5,949	612	11%
Multiple Family	5,463	6,182	7,438	11,084	5,621	103%
Mobile Homes	220	220	219	214	-6	-3%
Vacancy Rate	5.3%	5.6%	4.7%	5.9%	0.6	11%
Single Family	3.3%	3.5%	2.7%	3.4%	0.1	3%
Multiple Family	7.3%	7.6%	6.3%	7.3%	0.0	0%
Mobile Homes	0.0%	0.0%	0.5%	2.7%	2.7	0%
Persons per Household	2.66	2.72	2.73	2.71	0.0	2%

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	952	937	867	905	-47	-5%
$15,000-$29,999	1,640	1,778	1,736	1,900	260	16%
$30,000-$44,999	2,019	2,014	2,076	2,393	374	19%
$45,000-$59,999	1,617	1,818	1,989	2,413	796	49%
$60,000-$74,999	1,280	1,473	1,694	2,136	856	67%
$75,000-$99,999	1,640	1,708	2,056	2,747	1,107	68%
$100,000-$124,999	788	997	1,288	1,825	1,037	132%
$125,000-$149,999	405	563	764	1,139	734	181%
$150,000-$199,999	419	484	709	1,120	701	167%
$200,000 or more	260	235	377	669	409	157%
Total Households	11,020	12,007	13,556	17,247	6,227	57%

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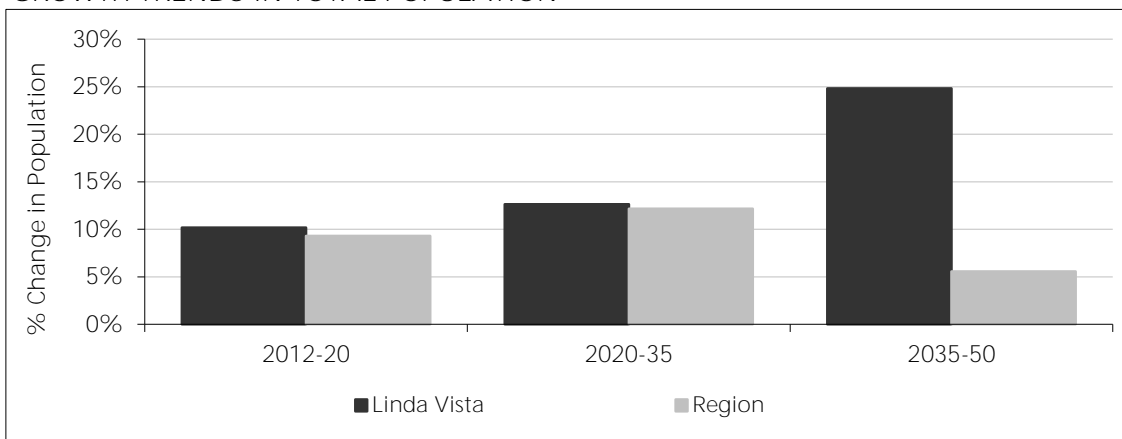
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	31,813	35,050	39,480	49,276	17,463	55%
Under 5	1,958	2,393	2,397	2,888	930	47%
5 to 9	1,864	2,103	2,368	2,833	969	52%
10 to 14	1,764	1,809	2,145	2,667	903	51%
15 to 17	1,020	976	1,151	1,391	371	36%
18 to 19	1,592	1,427	1,585	2,682	1,090	68%
20 to 24	3,013	3,058	3,153	4,028	1,015	34%
25 to 29	3,244	3,564	3,281	3,898	654	20%
30 to 34	2,958	3,153	3,225	3,862	904	31%
35 to 39	2,501	2,853	3,050	3,477	976	39%
40 to 44	2,174	2,171	2,721	2,929	755	35%
45 to 49	1,854	1,854	2,155	2,566	712	38%
50 to 54	1,757	1,782	2,027	2,548	791	45%
55 to 59	1,546	1,739	1,741	2,532	986	64%
60 to 61	523	664	660	879	356	68%
62 to 64	828	1,081	1,132	1,482	654	79%
65 to 69	943	1,398	1,661	2,156	1,213	129%
70 to 74	652	1,063	1,484	1,614	962	148%
75 to 79	609	793	1,492	1,605	996	164%
80 to 84	447	491	968	1,313	866	194%
85 and over	566	678	1,084	1,926	1,360	240%
Median Age	32.5	33.5	35.7	35.6	3.1	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	31,813	35,050	39,480	49,276	17,463	55%
Hispanic	10,449	12,560	15,845	21,435	10,986	105%
Non-Hispanic	21,364	22,490	23,635	27,841	6,477	30%
White	11,927	12,103	11,138	12,452	525	4%
Black	1,649	1,777	1,873	2,158	509	31%
American Indian	89	96	93	115	26	29%
Asian	6,286	6,947	8,636	10,619	4,333	69%
Hawaiian / Pacific Islander	185	213	266	362	177	96%
Other	99	85	80	94	-5	-5%
Two or More Races	1,129	1,269	1,549	2,041	912	81%

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	14,086	15,643	16,910	17,960	3,874	28%
Civilian Jobs	14,086	15,643	16,910	17,960	3,874	28%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,690	2,690	2,690	2,690	0	0%
Developed Acres	2,640	2,658	2,662	2,669	29	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	737	732	714	702	-35	-5%
Multiple Family	232	246	265	278	46	20%
Mobile Homes	31	31	31	31	0	0%
Other Residential	29	25	25	25	-4	-14%
Mixed Use	0	22	49	84	84	--
Industrial	96	87	84	84	-12	-12%
Commercial/Services	140	130	112	85	-55	-39%
Office	22	20	16	15	-7	-30%
Schools	251	255	255	255	4	2%
Roads and Freeways	459	467	467	467	8	2%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	643	643	643	643	0	0%
Vacant Developable Acres	29	12	8	1	-29	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-81%
Multiple Family	16	4	3	0	-16	-100%
Mixed Use	6	5	3	0	-6	-100%
Industrial	4	1	0	0	-4	-100%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	-100%
Schools	2	1	0	0	-2	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	20	20	20	20	0	0%
Employment Density[3]	27.7	31.1	34.4	37.3	9.6	35%
Residential Density[4]	11.3	12.2	13.4	17.0	5.7	50%

GROWTH TRENDS IN JOBS
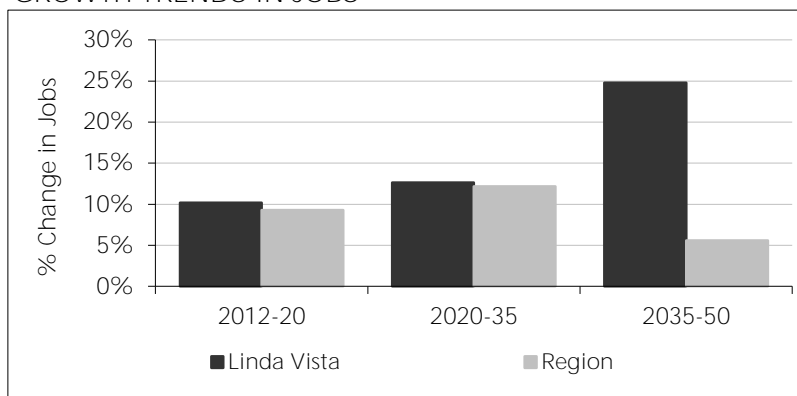
Notes:

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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