POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	48,524	49,897	57,164	65,328	16,804	35%
Household Population	47,701	49,178	56,253	64,280	16,579	35%
Group Quarters Population	823	719	911	1,048	225	27%
Civilian	823	719	911	1,048	225	27%
Military	0	0	0	0	0	0%
Total Housing Units	15,442	15,707	17,948	20,738	5,296	34%
Single Family	10,847	11,200	12,228	12,530	1,683	16%
Multiple Family	3,709	3,705	4,918	7,406	3,697	100%
Mobile Homes	886	802	802	802	-84	-9%
Occupied Housing Units	14,920	15,153	17,334	19,817	4,897	33%
Single Family	10,587	10,913	11,992	12,221	1,634	15%
Multiple Family	3,595	3,561	4,664	6,931	3,336	93%
Mobile Homes	738	679	678	665	-73	-10%
Vacancy Rate	3.4%	3.5%	3.4%	4.4%	1.0	29%
Single Family	2.4%	2.6%	1.9%	2.5%	0.1	4%
Multiple Family	3.1%	3.9%	5.2%	6.4%	3.3	106%
Mobile Homes	16.7%	15.3%	15.5%	17.1%	0.4	2%
Persons per Household	3.20	3.25	3.25	3.24	0.0	1%

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.
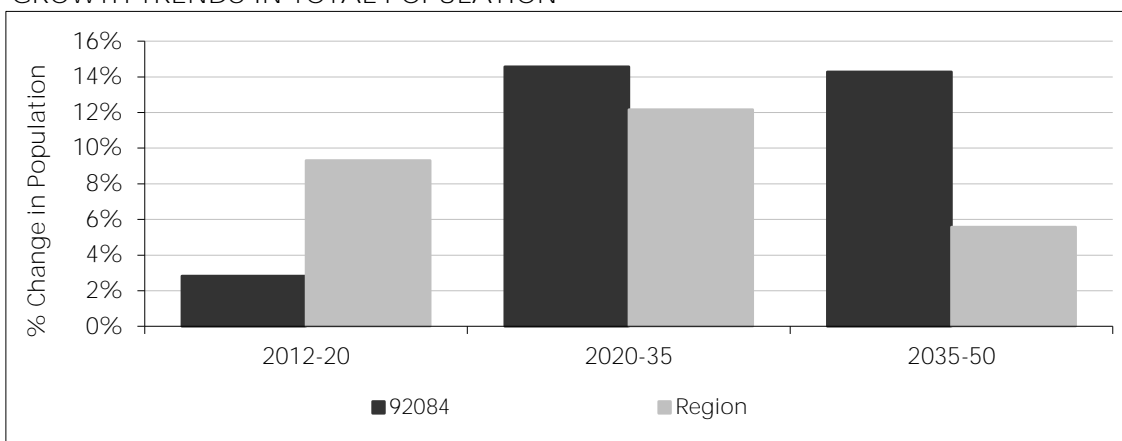
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	48,524	49,897	57,164	65,328	16,804	35%
Under 5	3,827	4,464	4,717	5,446	1,619	42%
5 to 9	3,658	3,758	4,413	5,100	1,442	39%
10 to 14	3,514	3,386	3,938	4,698	1,184	34%
15 to 17	2,246	1,960	2,242	2,670	424	19%
18 to 19	1,606	1,195	1,370	1,559	-47	-3%
20 to 24	3,855	3,746	3,856	4,406	551	14%
25 to 29	3,718	4,141	4,166	4,802	1,084	29%
30 to 34	3,360	3,529	4,075	4,703	1,343	40%
35 to 39	2,879	3,173	3,946	4,101	1,222	42%
40 to 44	2,967	2,764	3,816	3,869	902	30%
45 to 49	3,090	2,716	3,338	3,859	769	25%
50 to 54	3,228	2,870	3,272	4,119	891	28%
55 to 59	2,865	2,946	2,655	3,676	811	28%
60 to 61	963	1,112	944	1,202	239	25%
62 to 64	1,328	1,536	1,378	1,664	336	25%
65 to 69	1,618	2,094	2,118	2,383	765	47%
70 to 74	1,173	1,844	2,423	2,269	1,096	93%
75 to 79	889	1,091	1,783	1,588	699	79%
80 to 84	755	671	1,282	1,209	454	60%
85 and over	985	901	1,432	2,005	1,020	104%
Median Age	32.7	33.3	34.8	34.2	1.5	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	48,524	49,897	57,164	65,328	16,804	35%
Hispanic	24,156	27,310	36,107	46,933	22,777	94%
Non-Hispanic	24,368	22,587	21,057	18,395	-5,973	-25%
White	20,282	18,385	15,717	12,001	-8,281	-41%
Black	1,076	1,052	1,044	1,091	15	1%
American Indian	178	140	135	84	-94	-53%
Asian	1,362	1,447	2,107	2,677	1,315	97%
Hawaiian / Pacific Islander	259	267	321	377	118	46%
Other	72	74	79	85	13	18%
Two or More Races	1,139	1,222	1,654	2,080	941	83%

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	9,841	10,550	13,100	13,648	3,807	39%
Civilian Jobs	9,841	10,550	13,100	13,648	3,807	39%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	16,991	16,991	16,991	16,991	0	0%
Developed Acres	12,036	12,936	15,102	15,619	3,582	30%
Low Density Single Family	3,470	4,164	5,932	6,289	2,819	81%
Single Family	3,965	4,059	4,437	4,620	656	17%
Multiple Family	198	197	193	205	8	4%
Mobile Homes	92	84	84	84	-8	-9%
Other Residential	21	21	21	21	0	0%
Mixed Use	0	24	119	140	140	--
Industrial	197	175	176	176	-21	-10%
Commercial/Services	394	510	484	484	90	23%
Office	38	38	32	31	-7	-18%
Schools	138	138	138	133	-5	-4%
Roads and Freeways	946	966	966	966	21	2%
Agricultural and Extractive[2]	2,279	2,259	2,220	2,169	-110	-5%
Parks and Military Use	299	299	299	299	0	0%
Vacant Developable Acres	4,533	3,633	1,467	950	-3,582	-79%
Low Density Single Family	3,528	2,836	1,071	713	-2,815	-80%
Single Family	772	689	325	192	-580	-75%
Multiple Family	62	62	61	44	-18	-28%
Mixed Use	25	21	4	0	-25	-100%
Industrial	3	3	0	0	-3	-100%
Commercial/Services	142	22	5	0	-142	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	422	422	422	422	0	0%
Employment Density[3]	12.8	12.1	14.7	15.3	2.4	19%
Residential Density[4]	2.0	1.8	1.7	1.8	-0.2	-8%

GROWTH TRENDS IN JOBS
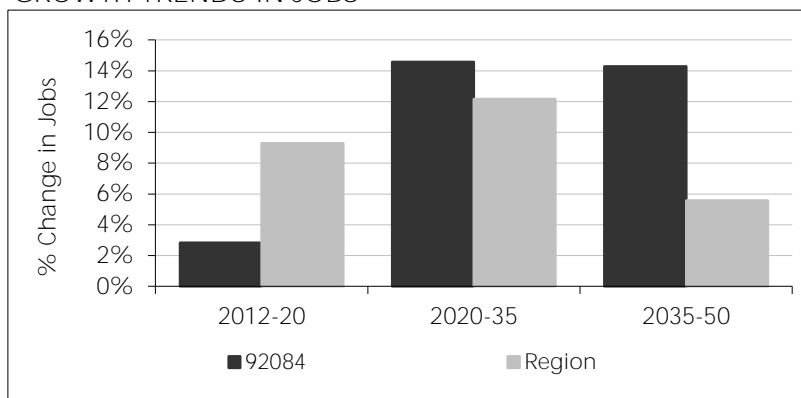
Notes:

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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