POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	770,124	844,229	919,408	949,752	179,628	23%
Household Population	749,713	824,419	898,046	927,287	177,574	24%
Group Quarters Population	20,411	19,810	21,362	22,465	2,054	10%
Civilian	8,313	7,712	9,264	10,367	2,054	25%
Military	12,098	12,098	12,098	12,098	0	0%
Total Housing Units	267,458	288,262	310,853	323,650	56,192	21%
Single Family	185,748	197,726	210,354	214,982	29,234	16%
Multiple Family	66,852	75,846	85,880	94,201	27,349	41%
Mobile Homes	14,858	14,690	14,619	14,467	-391	-3%
Occupied Housing Units	255,620	274,990	299,095	309,503	53,883	21%
Single Family	178,457	189,294	203,390	206,352	27,895	16%
Multiple Family	63,783	72,427	82,583	90,450	26,667	42%
Mobile Homes	13,380	13,269	13,122	12,701	-679	-5%
Vacancy Rate	4.4%	4.6%	3.8%	4.4%	0.0	0%
Single Family	3.9%	4.3%	3.3%	4.0%	0.1	3%
Multiple Family	4.6%	4.5%	3.8%	4.0%	-0.6	-13%
Mobile Homes	9.9%	9.7%	10.2%	12.2%	2.3	23%
Persons per Household	2.93	3.00	3.00	3.00	0.1	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	16,492	17,762	16,246	14,099	-2,393	-15%
$15,000-$29,999	27,935	28,585	27,265	24,624	-3,311	-12%
$30,000-$44,999	30,777	32,360	32,031	30,090	-687	-2%
$45,000-$59,999	30,107	31,491	32,493	31,382	1,275	4%
$60,000-$74,999	26,374	27,414	29,190	29,391	3,017	11%
$75,000-$99,999	35,069	36,803	40,290	41,624	6,555	19%
$100,000-$124,999	26,012	27,057	30,653	32,682	6,670	26%
$125,000-$149,999	17,237	19,707	22,891	25,035	7,798	45%
$150,000-$199,999	20,278	24,634	29,706	33,446	13,168	65%
$200,000 or more	25,339	29,177	38,330	47,130	21,791	86%
Total Households	255,620	274,990	299,095	309,503	53,883	21%
Median Household Income Adjusted for inflation ($2010)	$72,796	$74,936	$82,646	$90,115	$17,319	24%

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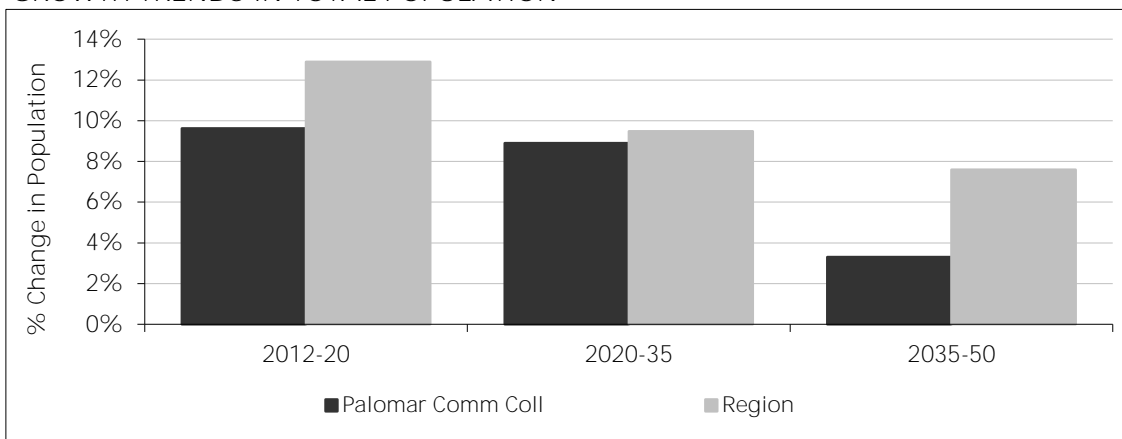
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	770,124	844,229	919,408	949,752	179,628	23%
Under 5	51,336	64,190	63,339	66,764	15,428	30%
5 to 9	53,285	61,237	64,242	68,217	14,932	28%
10 to 14	54,061	54,392	60,587	62,741	8,680	16%
15 to 17	35,006	31,421	35,924	35,697	691	2%
18 to 19	26,529	21,265	23,473	22,537	-3,992	-15%
20 to 24	58,566	59,505	59,455	59,569	1,003	2%
25 to 29	51,001	57,453	53,760	56,917	5,916	12%
30 to 34	47,253	52,002	53,029	57,133	9,880	21%
35 to 39	46,428	55,143	58,514	58,521	12,093	26%
40 to 44	51,546	51,381	63,620	57,575	6,029	12%
45 to 49	53,140	50,158	57,952	56,253	3,113	6%
50 to 54	54,648	50,650	55,914	56,593	1,945	4%
55 to 59	49,081	53,361	47,502	57,604	8,523	17%
60 to 61	16,479	20,788	17,196	19,786	3,307	20%
62 to 64	23,775	29,674	26,062	29,768	5,993	25%
65 to 69	29,879	42,684	42,196	46,169	16,290	55%
70 to 74	21,309	35,287	43,755	38,795	17,486	82%
75 to 79	16,256	21,754	37,433	31,624	15,368	95%
80 to 84	13,898	14,029	27,384	26,098	12,200	88%
85 and over	16,648	17,855	28,071	41,391	24,743	149%
Median Age	35.9	36.9	38.9	38.9	3.0	8%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	770,124	844,229	919,408	949,752	179,628	23%
Hispanic	245,673	301,377	387,241	456,487	210,814	86%
Non-Hispanic	524,451	542,852	532,167	493,265	-31,186	-6%
White	404,734	406,853	363,166	303,934	-100,800	-25%
Black	15,925	17,880	19,712	20,690	4,765	30%
American Indian	5,458	4,796	3,541	2,803	-2,655	-49%
Asian	71,974	82,887	106,388	119,604	47,630	66%
Hawaiian / Pacific Islander	2,857	3,576	5,026	6,429	3,572	125%
Other	1,464	1,528	1,738	1,848	384	26%
Two or More Races	22,039	25,332	32,596	37,957	15,918	72%

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	300,492	336,764	369,164	395,615	95,123	32%
Civilian Jobs	265,505	301,777	334,177	360,628	95,123	36%
Military Jobs	34,987	34,987	34,987	34,987	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,639,866	1,639,866	1,639,866	1,639,866	0	0%
Developed Acres	438,503	477,021	534,823	553,136	114,634	26%
Low Density Single Family	105,606	138,581	192,407	207,628	102,021	97%
Single Family	42,591	46,181	49,692	51,448	8,857	21%
Multiple Family	4,123	4,188	4,344	4,435	312	8%
Mobile Homes	2,666	2,621	2,546	2,507	-160	-6%
Other Residential	687	702	702	703	16	2%
Mixed Use	0	266	594	745	745	--
Industrial	7,758	7,608	7,872	8,106	349	4%
Commercial/Services	14,776	17,188	17,529	18,417	3,641	25%
Office	733	917	975	1,044	311	42%
Schools	2,895	3,008	3,156	3,277	382	13%
Roads and Freeways	27,038	27,425	27,426	27,426	388	1%
Agricultural and Extractive[2]	91,814	89,995	88,982	88,573	-3,240	-4%
Parks and Military Use	137,816	138,341	138,598	138,826	1,011	1%
Vacant Developable Acres	263,781	225,266	167,463	149,150	-114,631	-43%
Low Density Single Family	245,523	212,795	159,080	143,727	-101,796	-41%
Single Family	10,644	8,021	5,196	3,585	-7,059	-66%
Multiple Family	315	231	155	89	-226	-72%
Mixed Use	237	139	42	9	-229	-96%
Industrial	959	694	413	183	-776	-81%
Commercial/Services	3,651	1,775	1,443	820	-2,832	-78%
Office	274	145	103	64	-209	-77%
Schools	482	374	244	124	-358	-74%
Parks and Other	1,381	775	471	235	-1,146	-83%
Future Roads and Freeways	315	316	315	315	0	0%
Constrained Acres	937,580	937,580	937,580	937,580	0	0%
Employment Density[3]	10.1	10.5	11.2	11.6	1.4	14%
Residential Density[4]	1.7	1.5	1.2	1.2	-0.5	-29%

GROWTH TRENDS IN JOBS

Legend: ■ Palomar Comm Coll ■ Region
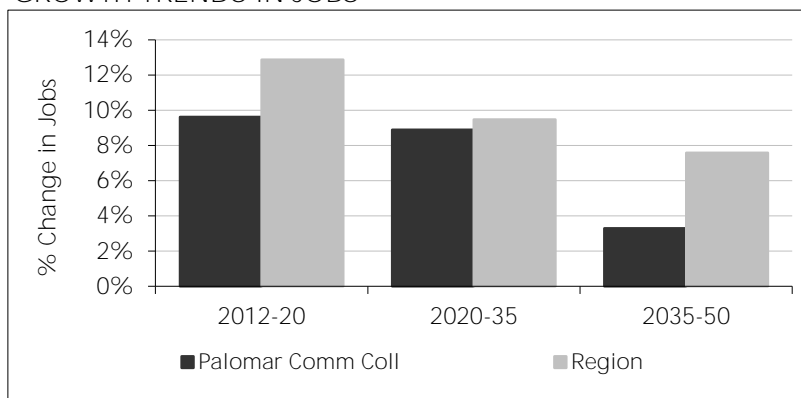
Notes:

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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