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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	40,829	45,413	53,899	58,355	17,526	43%
Household Population	40,518	45,183	53,572	57,964	17,446	43%
Group Quarters Population	311	230	327	391	80	26%
Civilian	311	230	327	391	80	26%
Military	0	0	0	0	0	0%
Total Housing Units	15,256	16,736	19,837	21,625	6,369	42%
Single Family	9,739	11,338	14,462	14,799	5,060	52%
Multiple Family	3,608	3,534	3,525	4,976	1,368	38%
Mobile Homes	1,909	1,864	1,850	1,850	-59	-3%
Occupied Housing Units	14,598	16,001	19,111	20,695	6,097	42%
Single Family	9,439	10,933	14,051	14,260	4,821	51%
Multiple Family	3,366	3,302	3,312	4,716	1,350	40%
Mobile Homes	1,793	1,766	1,748	1,719	-74	-4%
Vacancy Rate	4.3%	4.4%	3.7%	4.3%	0.0	0%
Single Family	3.1%	3.6%	2.8%	3.6%	0.5	16%
Multiple Family	6.7%	6.6%	6.0%	5.2%	-1.5	-22%
Mobile Homes	6.1%	5.3%	5.5%	7.1%	1.0	16%
Persons per Household	2.78	2.82	2.80	2.80	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.
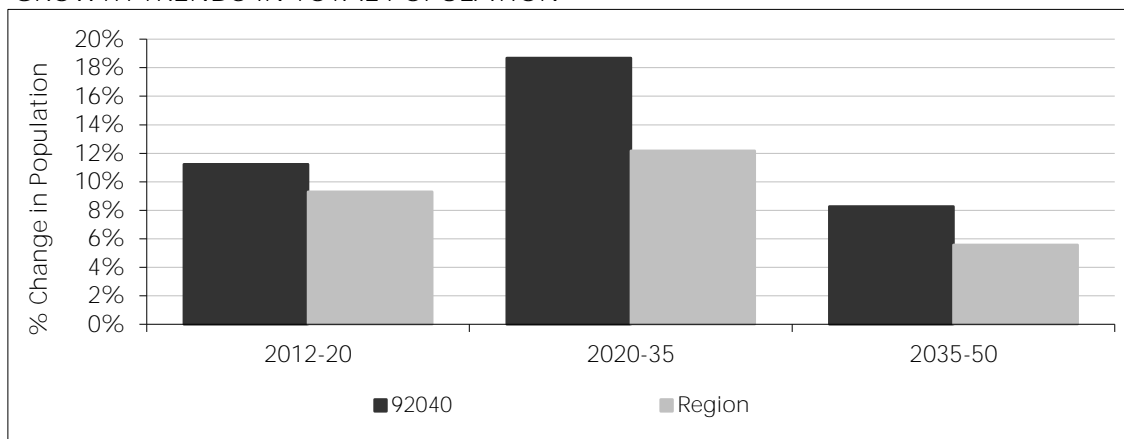
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	40,829	45,413	53,899	58,355	17,526	43%
Under 5	2,548	3,264	3,321	4,081	1,533	60%
5 to 9	2,671	3,159	3,423	4,111	1,440	54%
10 to 14	2,715	2,779	3,231	3,475	760	28%
15 to 17	1,867	1,731	2,262	2,163	296	16%
18 to 19	1,390	1,011	1,247	1,019	-371	-27%
20 to 24	2,731	2,703	3,080	2,880	149	5%
25 to 29	2,728	2,914	2,874	3,217	489	18%
30 to 34	2,381	2,621	2,526	3,354	973	41%
35 to 39	2,122	2,664	2,790	3,212	1,090	51%
40 to 44	2,496	2,468	3,292	3,106	610	24%
45 to 49	2,982	2,667	3,498	3,228	246	8%
50 to 54	3,553	3,042	3,885	3,739	186	5%
55 to 59	2,990	3,373	3,122	3,760	770	26%
60 to 61	1,054	1,438	1,252	1,545	491	47%
62 to 64	1,429	1,869	1,760	2,340	911	64%
65 to 69	1,763	2,686	2,871	3,362	1,599	91%
70 to 74	1,172	2,255	3,170	2,895	1,723	147%
75 to 79	858	1,243	2,854	2,415	1,557	181%
80 to 84	712	748	1,934	1,862	1,150	162%
85 and over	667	778	1,507	2,591	1,924	288%
Median Age	38.3	39.7	43.3	42.7	4.4	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	40,829	45,413	53,899	58,355	17,526	43%
Hispanic	7,613	9,652	13,456	16,716	9,103	120%
Non-Hispanic	33,216	35,761	40,443	41,639	8,423	25%
White	29,769	31,831	35,009	34,933	5,164	17%
Black	597	731	1,070	1,283	686	115%
American Indian	729	596	324	189	-540	-74%
Asian	702	904	1,678	2,374	1,672	238%
Hawaiian / Pacific Islander	116	153	230	301	185	159%
Other	27	45	90	84	57	211%
Two or More Races	1,276	1,501	2,042	2,475	1,199	94%

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	11,624	13,064	14,532	17,231	5,607	48%
Civilian Jobs	11,624	13,064	14,532	17,231	5,607	48%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	45,920	45,920	45,920	45,920	0	0%
Developed Acres	11,439	12,483	14,450	17,003	5,564	49%
Low Density Single Family	3,917	4,732	6,390	8,615	4,698	120%
Single Family	3,835	4,007	4,348	4,361	527	14%
Multiple Family	131	129	128	205	73	56%
Mobile Homes	287	221	69	39	-248	-86%
Other Residential	5	3	2	2	-3	-57%
Mixed Use	0	0	0	0	0	0%
Industrial	280	382	480	729	449	160%
Commercial/Services	256	300	326	327	70	27%
Office	10	9	9	8	-1	-12%
Schools	169	169	169	169	0	0%
Roads and Freeways	1,103	1,103	1,103	1,103	0	0%
Agricultural and Extractive[2]	696	677	677	643	-53	-8%
Parks and Military Use	751	751	749	803	52	7%
Vacant Developable Acres	11,087	10,044	8,076	5,523	-5,564	-50%
Low Density Single Family	9,943	9,128	7,471	5,246	-4,698	-47%
Single Family	371	251	61	40	-331	-89%
Multiple Family	5	4	4	0	-5	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	629	560	456	208	-421	-67%
Commercial/Services	72	33	18	17	-56	-77%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	65	65	65	12	-54	-82%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	23,394	23,394	23,394	23,394	0	0%
Employment Density[3]	16.3	15.2	14.8	14.0	-2.3	-14%
Residential Density[4]	1.9	1.8	1.8	1.6	-0.2	-12%

GROWTH TRENDS IN JOBS
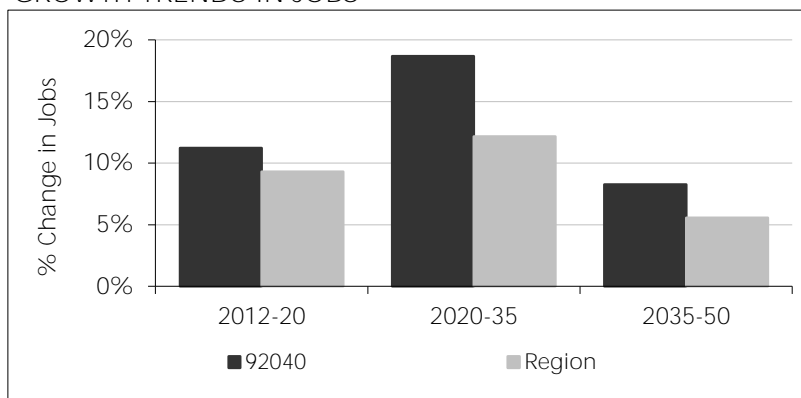
Notes:

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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