SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	38,966	44,700	44,756	44,722	5,756	15%
Household Population	22,168	27,902	27,958	27,924	5,756	26%
Group Quarters Population	16,798	16,798	16,798	16,798	0	0%
Civilian	0	0	0	0	0	0%
Military	16,798	16,798	16,798	16,798	0	0%
Total Housing Units	7,534	9,266	9,296	9,351	1,817	24%
Single Family	6,858	6,923	6,953	7,008	150	2%
Multiple Family	676	2,343	2,343	2,343	1,667	247%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	6,427	7,957	8,000	8,035	1,608	25%
Single Family	5,829	5,888	5,927	5,970	141	2%
Multiple Family	598	2,069	2,073	2,065	1,467	245%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	14.7%	14.1%	13.9%	14.1%	-0.6	-4%
Single Family	15.0%	15.0%	14.8%	14.8%	-0.2	-1%
Multiple Family	11.5%	11.7%	11.5%	11.9%	0.4	3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.45	3.51	3.49	3.48	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.
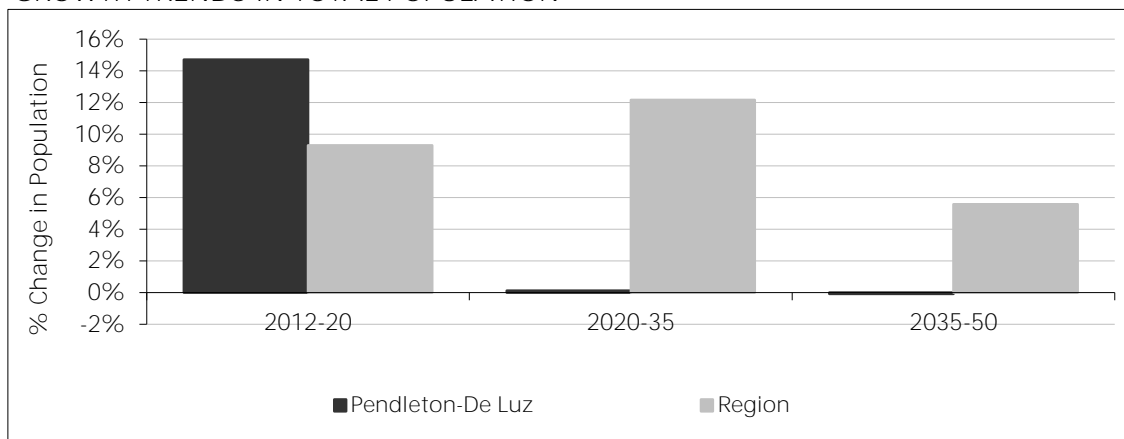
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	38,966	44,700	44,756	44,722	5,756	15%
Under 5	3,909	4,321	4,322	4,310	401	10%
5 to 9	2,750	3,249	3,252	3,239	489	18%
10 to 14	1,467	1,766	1,776	1,750	283	19%
15 to 17	467	522	527	520	53	11%
18 to 19	3,962	4,501	4,505	4,487	525	13%
20 to 24	16,143	18,483	18,501	18,417	2,274	14%
25 to 29	5,027	5,800	5,789	5,793	766	15%
30 to 34	2,234	2,454	2,454	2,446	212	9%
35 to 39	1,339	1,618	1,609	1,616	277	21%
40 to 44	583	648	661	659	76	13%
45 to 49	332	378	371	381	49	15%
50 to 54	179	252	249	257	78	44%
55 to 59	114	162	147	179	65	57%
60 to 61	65	58	47	48	-17	-26%
62 to 64	99	92	88	98	-1	-1%
65 to 69	104	131	117	161	57	55%
70 to 74	54	98	99	119	65	120%
75 to 79	68	80	127	88	20	29%
80 to 84	49	36	67	70	21	43%
85 and over	21	51	48	84	63	300%
Median Age	22.1	22.2	22.2	22.2	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	38,966	44,700	44,756	44,722	5,756	15%
Hispanic	8,334	9,650	9,745	9,869	1,535	18%
Non-Hispanic	30,632	35,050	35,011	34,853	4,221	14%
White	23,862	27,358	27,297	27,156	3,294	14%
Black	2,923	3,369	3,364	3,342	419	14%
American Indian	525	569	566	567	42	8%
Asian	1,263	1,423	1,452	1,470	207	16%
Hawaiian / Pacific Islander	401	449	448	445	44	11%
Other	140	187	185	182	42	30%
Two or More Races	1,518	1,695	1,699	1,691	173	11%

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	58,215	58,223	58,225	58,227	12	0%
Civilian Jobs	13,891	13,899	13,901	13,903	12	0%
Military Jobs	44,324	44,324	44,324	44,324	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	163,363	163,363	163,363	163,363	0	0%
Developed Acres	138,011	139,308	139,883	141,577	3,566	3%
Low Density Single Family	2,458	3,661	4,215	5,760	3,302	134%
Single Family	1,394	1,394	1,394	1,394	0	0%
Multiple Family	706	1,070	1,070	1,070	364	52%
Mobile Homes	0	0	0	0	0	0%
Other Residential	52	52	52	52	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1,034	794	794	794	-240	-23%
Commercial/Services	392	486	507	656	264	67%
Office	43	43	43	43	0	0%
Schools	57	57	57	57	0	0%
Roads and Freeways	849	1,089	1,089	1,089	240	28%
Agricultural and Extractive[2]	4,512	4,148	4,148	4,148	-364	-8%
Parks and Military Use	126,515	126,515	126,515	126,515	0	0%
Vacant Developable Acres	8,386	7,089	6,513	4,820	-3,566	-43%
Low Density Single Family	7,928	6,725	6,170	4,626	-3,302	-42%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	264	169	149	0	-264	-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	194	194	194	194	0	0%
Constrained Acres	16,966	16,966	16,966	16,966	0	0%
Employment Density[3]	9.1	10.1	9.9	9.0	-0.1	-1%
Residential Density[4]	1.6	1.5	1.4	1.1	-0.5	-31%

GROWTH TRENDS IN JOBS

Legend: ■ Pendleton-De Luz ■ Region
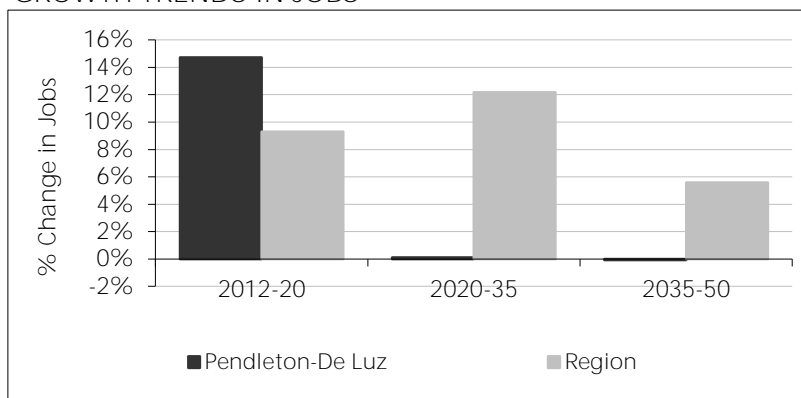
Notes:

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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