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POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	165,402	191,918	206,489	210,510	45,108	27%
Household Population	162,599	189,376	203,523	207,238	44,639	27%
Group Quarters Population	2,803	2,542	2,966	3,272	469	17%
Civilian	2,803	2,542	2,966	3,272	469	17%
Military	0	0	0	0	0	0%
Total Housing Units	54,814	62,728	67,033	68,676	13,862	25%
Single Family	32,287	34,636	37,070	37,722	5,435	17%
Multiple Family	18,129	23,694	25,565	26,556	8,427	46%
Mobile Homes	4,398	4,398	4,398	4,398	0	0%
Occupied Housing Units	52,511	59,901	64,551	66,068	13,557	26%
Single Family	31,377	33,548	36,223	36,696	5,319	17%
Multiple Family	16,973	22,177	24,174	25,300	8,327	49%
Mobile Homes	4,161	4,176	4,154	4,072	-89	-2%
Vacancy Rate	4.2%	4.5%	3.7%	3.8%	-0.4	-10%
Single Family	2.8%	3.1%	2.3%	2.7%	-0.1	-4%
Multiple Family	6.4%	6.4%	5.4%	4.7%	-1.7	-27%
Mobile Homes	5.4%	5.0%	5.5%	7.4%	2.0	37%
Persons per Household	3.10	3.16	3.15	3.14	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.
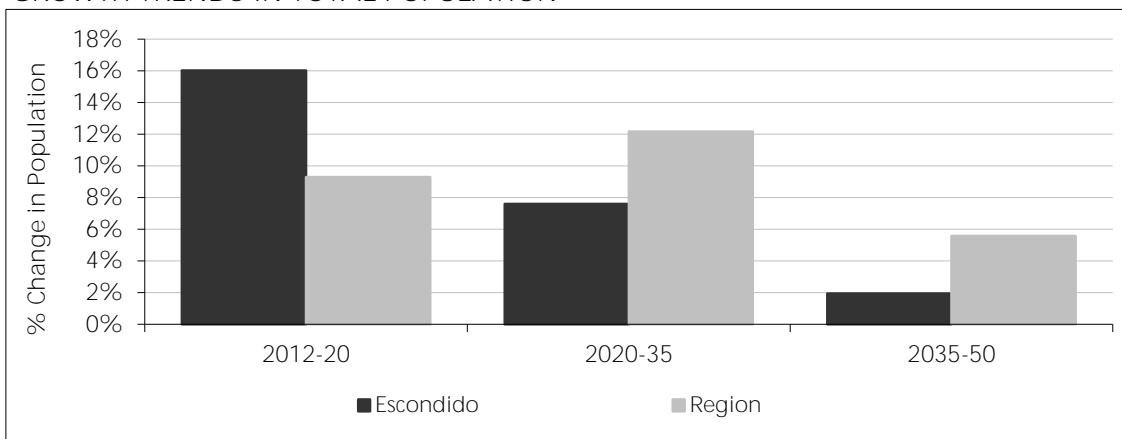
Source: Series 13 Regional Growth Forecast
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October 2013
Escondido
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	165,402	191,918	206,489	210,510	45,108	27%
Under 5	12,509	16,542	16,675	16,655	4,146	33%
5 to 9	12,034	14,405	15,667	16,049	4,015	33%
10 to 14	12,067	12,954	14,295	14,976	2,909	24%
15 to 17	7,740	7,408	8,058	8,328	588	8%
18 to 19	5,925	5,559	5,903	6,260	335	6%
20 to 24	12,460	13,884	13,471	14,131	1,671	13%
25 to 29	12,448	15,291	14,419	14,853	2,405	19%
30 to 34	11,594	13,705	14,879	15,090	3,496	30%
35 to 39	10,473	12,776	14,767	13,791	3,318	32%
40 to 44	10,688	11,253	14,516	13,231	2,543	24%
45 to 49	10,688	10,924	12,266	12,752	2,064	19%
50 to 54	10,927	10,939	11,437	12,311	1,384	13%
55 to 59	9,812	11,374	9,867	12,034	2,222	23%
60 to 61	3,272	4,291	3,638	4,000	728	22%
62 to 64	4,531	5,883	5,257	5,625	1,094	24%
65 to 69	5,627	8,084	8,033	8,047	2,420	43%
70 to 74	3,964	6,541	7,721	6,517	2,553	64%
75 to 79	3,019	4,091	6,449	5,486	2,467	82%
80 to 84	2,522	2,632	4,504	4,204	1,682	67%
85 and over	3,102	3,382	4,667	6,170	3,068	99%
Median Age	33.2	33.6	35.0	34.6	1.4	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	165,402	191,918	206,489	210,510	45,108	27%
Hispanic	77,492	98,971	125,638	145,935	68,443	88%
Non-Hispanic	87,910	92,947	80,851	64,575	-23,335	-27%
White	69,745	70,944	52,779	32,841	-36,904	-53%
Black	3,233	4,140	5,391	6,381	3,148	97%
American Indian	644	631	529	470	-174	-27%
Asian	10,170	12,211	15,720	17,454	7,284	72%
Hawaiian / Pacific Islander	381	557	832	1,076	695	182%
Other	268	283	325	338	70	26%
Two or More Races	3,469	4,181	5,275	6,015	2,546	73%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Escondido
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	55,352	64,025	71,938	77,175	21,823	39%
Civilian Jobs	55,352	64,025	71,938	77,175	21,823	39%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	77,183	77,183	77,183	77,183	0	0%
Developed Acres	43,743	47,106	53,221	55,328	11,585	26%
Low Density Single Family	8,177	10,736	16,426	18,189	10,012	122%
Single Family	8,372	8,908	9,689	9,899	1,527	18%
Multiple Family	850	868	906	915	65	8%
Mobile Homes	663	663	663	663	0	0%
Other Residential	88	104	104	105	17	19%
Mixed Use	0	47	71	83	83	--
Industrial	1,098	1,081	1,132	1,151	53	5%
Commercial/Services	2,338	2,523	2,538	2,601	262	11%
Office	101	134	162	177	76	75%
Schools	582	615	668	738	156	27%
Roads and Freeways	4,190	4,244	4,244	4,245	55	1%
Agricultural and Extractive[2]	11,362	11,213	10,653	10,600	-762	-7%
Parks and Military Use	5,921	5,970	5,964	5,963	42	1%
Vacant Developable Acres	18,731	15,369	9,254	7,146	-11,585	-62%
Low Density Single Family	16,605	14,034	8,633	6,870	-9,735	-59%
Single Family	1,355	940	384	174	-1,181	-87%
Multiple Family	19	5	1	0	-19	-100%
Mixed Use	27	17	14	6	-20	-76%
Industrial	144	95	32	0	-144	-100%
Commercial/Services	234	45	27	10	-225	-96%
Office	73	48	31	24	-49	-68%
Schools	216	181	127	58	-158	-73%
Parks and Other	54	1	1	1	-54	-99%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	14,708	14,708	14,708	14,708	0	0%
Employment Density[3]	13.4	14.6	15.9	16.4	3.0	22%
Residential Density[4]	3.0	2.9	2.4	2.3	-0.7	-24%

GROWTH TRENDS IN JOBS
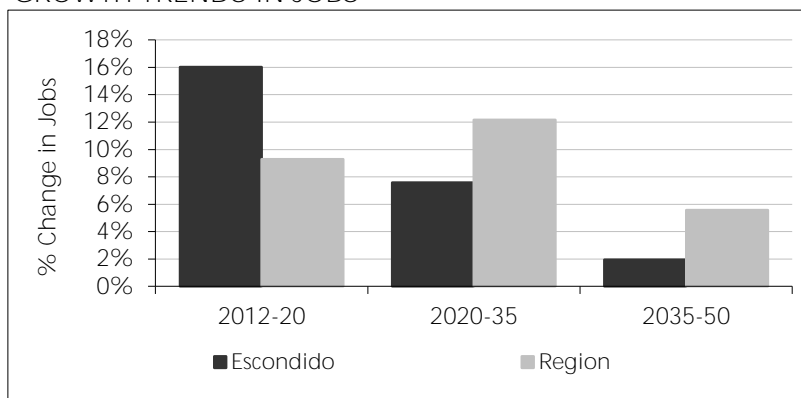
Notes:

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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October 2013
Escondido
Page 3 of 3