SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,644	3,400	5,421	6,372	3,728	141%
Household Population	2,641	3,400	5,421	6,372	3,731	141%
Group Quarters Population	3	0	0	0	-3	-100%
Civilian	3	0	0	0	-3	-100%
Military	0	0	0	0	0	0%
Total Housing Units	866	1,106	1,768	2,120	1,254	145%
Single Family	865	1,105	1,767	2,119	1,254	145%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	831	1,057	1,713	2,046	1,215	146%
Single Family	829	1,055	1,711	2,045	1,216	147%
Multiple Family	2	2	2	1	-1	-50%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.0%	4.4%	3.1%	3.5%	-0.5	-13%
Single Family	4.2%	4.5%	3.2%	3.5%	-0.7	-17%
Multiple Family	-100.0%	-100.0%	-100.0%	0.0%	100.0	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.18	3.22	3.16	3.11	-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	27	34	192	304	277	1026%
$15,000-$29,999	19	58	41	16	-3	-16%
$30,000-$44,999	36	72	81	78	42	117%
$45,000-$59,999	108	89	110	87	-21	-19%
$60,000-$74,999	17	83	87	109	92	541%
$75,000-$99,999	116	169	186	161	45	39%
$100,000-$124,999	147	127	195	226	79	54%
$125,000-$149,999	100	133	168	153	53	53%
$150,000-$199,999	118	137	242	283	165	140%
$200,000 or more	143	155	411	629	486	340%
Total Households	831	1,057	1,713	2,046	1,215	146%

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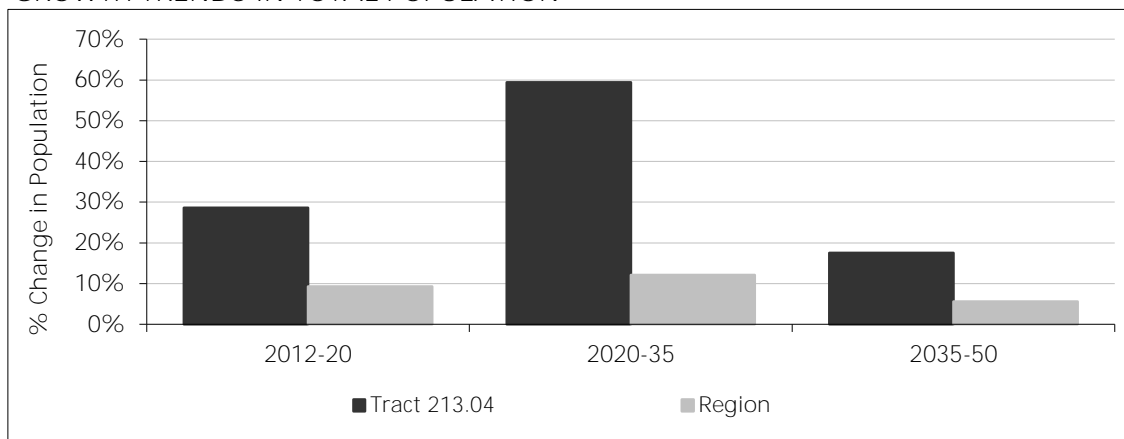
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,644	3,400	5,421	6,372	3,728	141%
Under 5	83	119	185	235	152	183%
5 to 9	109	150	214	277	168	154%
10 to 14	161	185	313	358	197	122%
15 to 17	135	136	229	232	97	72%
18 to 19	123	107	167	156	33	27%
20 to 24	212	254	378	403	191	90%
25 to 29	132	172	231	272	140	106%
30 to 34	75	95	124	161	86	115%
35 to 39	86	121	180	200	114	133%
40 to 44	110	128	229	230	120	109%
45 to 49	215	225	363	353	138	64%
50 to 54	283	307	488	562	279	99%
55 to 59	242	312	401	554	312	129%
60 to 61	103	153	175	228	125	121%
62 to 64	131	203	268	353	222	169%
65 to 69	179	309	486	606	427	239%
70 to 74	88	177	340	337	249	283%
75 to 79	60	95	248	233	173	288%
80 to 84	53	64	189	216	163	308%
85 and over	64	88	213	406	342	534%
Median Age	47.2	50.1	51.0	52.7	5.5	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,644	3,400	5,421	6,372	3,728	141%
Hispanic	721	1,070	2,106	2,913	2,192	304%
Non-Hispanic	1,923	2,330	3,315	3,459	1,536	80%
White	1,762	2,112	2,901	2,911	1,149	65%
Black	61	86	154	191	130	213%
American Indian	3	3	3	3	0	0%
Asian	18	24	55	78	60	333%
Hawaiian / Pacific Islander	4	6	18	27	23	575%
Other	10	11	12	13	3	30%
Two or More Races	65	88	172	236	171	263%

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	595	718	751	1,073	478	80%
Civilian Jobs	595	718	751	1,073	478	80%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	19,986	19,986	19,986	19,986	0	0%
Developed Acres	5,466	5,684	6,268	6,593	1,127	21%
Low Density Single Family	2,328	2,539	3,122	3,431	1,103	47%
Single Family	182	182	182	182	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	207	215	217	240	33	16%
Office	1	1	1	1	0	0%
Schools	64	64	64	64	0	0%
Roads and Freeways	214	214	214	214	0	0%
Agricultural and Extractive[2]	385	385	383	376	-9	-2%
Parks and Military Use	2,084	2,084	2,084	2,084	0	0%
Vacant Developable Acres	3,813	3,595	3,011	2,686	-1,127	-30%
Low Density Single Family	3,762	3,551	2,968	2,659	-1,103	-29%
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	51	44	43	27	-24	-47%
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	0	0	0	0	0	0%
Constrained Acres	10,707	10,707	10,707	10,707	0	0%
Employment Density[3]	2.2	2.6	2.7	3.5	1.3	61%
Residential Density[4]	0.3	0.4	0.5	0.6	0.2	70%

GROWTH TRENDS IN JOBS
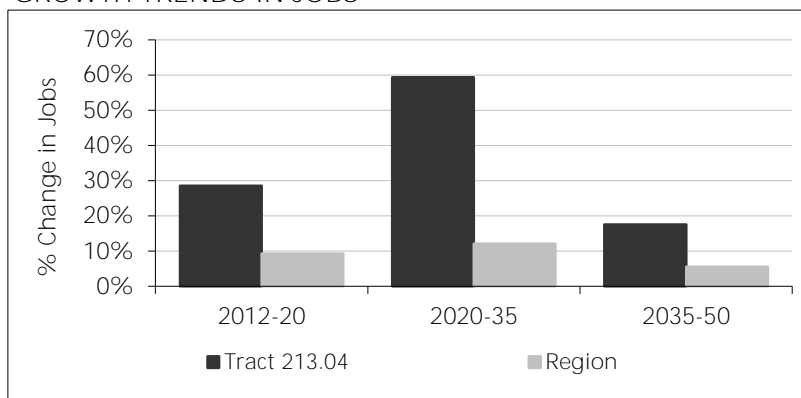
Notes:

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

Source: Series 13 Regional Growth Forecast
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