POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,723	7,440	10,599	11,733	5,010	75%
Household Population	3,657	4,413	7,495	8,575	4,918	134%
Group Quarters Population	3,066	3,027	3,104	3,158	92	3%
Civilian	3,066	3,027	3,104	3,158	92	3%
Military	0	0	0	0	0	0%
Total Housing Units	3,840	4,382	7,020	8,168	4,328	113%
Single Family	1	1	1	1	0	0%
Multiple Family	3,839	4,381	7,019	8,167	4,328	113%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,744	3,157	5,277	6,080	3,336	122%
Single Family	2	2	2	2	0	0%
Multiple Family	2,742	3,155	5,275	6,078	3,336	122%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	28.5%	28.0%	24.8%	25.6%	-2.9	-10%
Single Family	-100.0%	-100.0%	-100.0%	-100.0%	0.0	0%
Multiple Family	28.6%	28.0%	24.8%	25.6%	-3.0	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.33	1.40	1.42	1.41	0.1	6%

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	1,018	616	933	1,011	-7	-1%
$15,000-$29,999	478	373	627	706	228	48%
$30,000-$44,999	323	332	466	452	129	40%
$45,000-$59,999	132	299	504	604	472	358%
$60,000-$74,999	135	224	376	417	282	209%
$75,000-$99,999	262	351	582	663	401	153%
$100,000-$124,999	81	202	402	488	407	502%
$125,000-$149,999	51	209	367	390	339	665%
$150,000-$199,999	78	217	417	473	395	506%
$200,000 or more	186	334	603	876	690	371%
Total Households	2,744	3,157	5,277	6,080	3,336	122%

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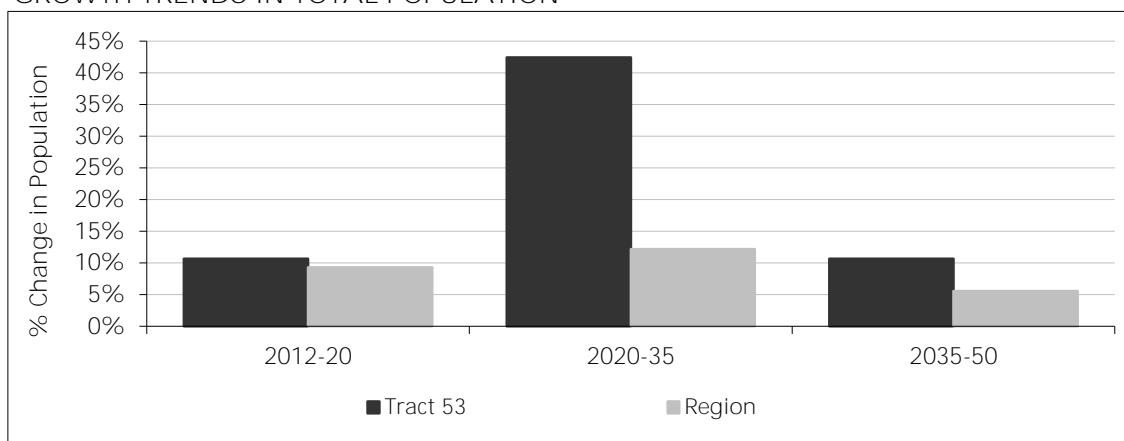
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,723	7,440	10,599	11,733	5,010	75%
Under 5	108	133	169	186	78	72%
5 to 9	60	61	67	68	8	13%
10 to 14	38	33	53	54	16	42%
15 to 17	26	21	21	20	-6	-23%
18 to 19	30	22	34	26	-4	-13%
20 to 24	443	500	627	710	267	60%
25 to 29	1,005	1,097	1,247	1,361	356	35%
30 to 34	883	921	1,214	1,344	461	52%
35 to 39	766	892	1,335	1,346	580	76%
40 to 44	620	607	1,005	979	359	58%
45 to 49	548	521	765	851	303	55%
50 to 54	512	474	661	777	265	52%
55 to 59	413	465	527	704	291	70%
60 to 61	157	198	216	260	103	66%
62 to 64	211	265	302	364	153	73%
65 to 69	272	384	509	572	300	110%
70 to 74	205	327	566	551	346	169%
75 to 79	178	236	565	543	365	205%
80 to 84	136	144	393	463	327	240%
85 and over	112	139	323	554	442	395%
Median Age	40.0	40.3	42.6	43.8	3.8	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,723	7,440	10,599	11,733	5,010	75%
Hispanic	2,320	2,967	5,060	6,251	3,931	169%
Non-Hispanic	4,403	4,473	5,539	5,482	1,079	25%
White	3,070	3,034	3,517	3,304	234	8%
Black	574	595	639	511	-63	-11%
American Indian	37	30	26	22	-15	-41%
Asian	505	573	976	1,184	679	134%
Hawaiian / Pacific Islander	13	17	35	49	36	277%
Other	20	17	18	17	-3	-15%
Two or More Races	184	207	328	395	211	115%

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	33,508	35,106	38,045	39,310	5,802	17%
Civilian Jobs	33,508	35,106	38,045	39,310	5,802	17%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	212	212	212	212	0	0%
Developed Acres	195	202	209	212	17	9%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	16	16	26	31	15	95%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	5	8	9	9	--
Industrial	7	7	7	6	-2	-23%
Commercial/Services	40	40	35	34	-5	-14%
Office	41	43	41	41	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	85	85	85	85	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	15	11	4	0	-15	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	8	8	3	0	-8	-100%
Mixed Use	3	1	0	0	-3	-100%
Industrial	1	1	1	0	0	-63%
Commercial/Services	0	0	0	0	0	-100%
Office	3	1	0	0	-3	-100%
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	0	0	0	0	0	0%
Employment Density[3]	380.2	379.3	435.2	458.4	78.1	21%
Residential Density[4]	202.4	205.1	209.7	211.3	8.9	4%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 53 ■ Region
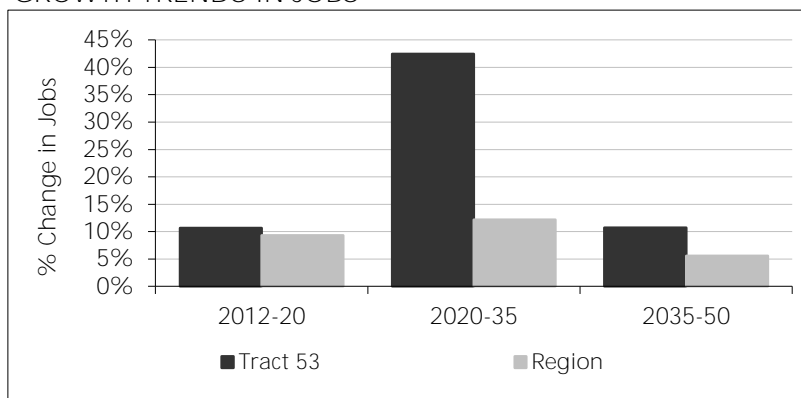
Notes:

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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