SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92054

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	38,116	40,440	46,642	46,936	8,820	23%
Household Population	37,751	40,122	46,259	46,511	8,760	23%
Group Quarters Population	365	318	383	425	60	16%
Civilian	365	318	383	425	60	16%
Military	0	0	0	0	0	0%
Total Housing Units	17,114	17,996	19,801	19,962	2,848	17%
Single Family	7,606	7,646	7,695	7,704	98	1%
Multiple Family	8,263	9,314	11,070	11,226	2,963	36%
Mobile Homes	1,245	1,036	1,036	1,032	-213	-17%
Occupied Housing Units	14,622	15,225	17,340	17,512	2,890	20%
Single Family	6,903	6,871	7,125	7,081	178	3%
Multiple Family	6,896	7,675	9,540	9,755	2,859	41%
Mobile Homes	823	679	675	676	-147	-18%
Vacancy Rate	14.6%	15.4%	12.4%	12.3%	-2.3	-16%
Single Family	9.2%	10.1%	7.4%	8.1%	-1.1	-12%
Multiple Family	16.5%	17.6%	13.8%	13.1%	-3.4	-21%
Mobile Homes	33.9%	34.5%	34.8%	34.5%	0.6	2%
Persons per Household	2.58	2.64	2.67	2.66	0.1	3%

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	38,116	40,440	46,642	46,936	8,820	23%
Under 5	2,949	3,571	3,823	3,908	959	33%
5 to 9	2,561	2,791	3,204	3,325	764	30%
10 to 14	2,429	2,409	2,832	2,948	519	21%
15 to 17	1,483	1,301	1,544	1,563	80	5%
18 to 19	1,065	858	976	999	-66	-6%
20 to 24	3,154	3,117	3,225	3,107	-47	-1%
25 to 29	3,447	3,709	3,544	3,559	112	3%
30 to 34	3,178	3,319	3,480	3,671	493	16%
35 to 39	2,438	2,803	3,201	3,096	658	27%
40 to 44	2,389	2,264	3,108	2,724	335	14%
45 to 49	2,415	2,198	2,775	2,669	254	11%
50 to 54	2,473	2,222	2,635	2,670	197	8%
55 to 59	2,427	2,545	2,355	2,760	333	14%
60 to 61	790	953	811	854	64	8%
62 to 64	1,108	1,350	1,239	1,350	242	22%
65 to 69	1,282	1,767	2,027	2,169	887	69%
70 to 74	815	1,329	1,866	1,506	691	85%
75 to 79	627	831	1,702	1,431	804	128%
80 to 84	563	565	1,282	1,170	607	108%
85 and over	523	538	1,013	1,457	934	179%
Median Age	33.1	33.7	36.1	35.6	2.5	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	38,116	40,440	46,642	46,936	8,820	23%
Hispanic	15,046	17,750	23,654	26,921	11,875	79%
Non-Hispanic	23,070	22,690	22,988	20,015	-3,055	-13%
White	18,812	18,250	17,596	14,575	-4,237	-23%
Black	1,212	1,149	843	359	-853	-70%
American Indian	159	147	132	103	-56	-35%
Asian	1,349	1,489	2,228	2,527	1,178	87%
Hawaiian / Pacific Islander	356	362	396	428	72	20%
Other	70	71	93	104	34	49%
Two or More Races	1,112	1,222	1,700	1,919	807	73%

GROWTH TRENDS IN TOTAL POPULATION
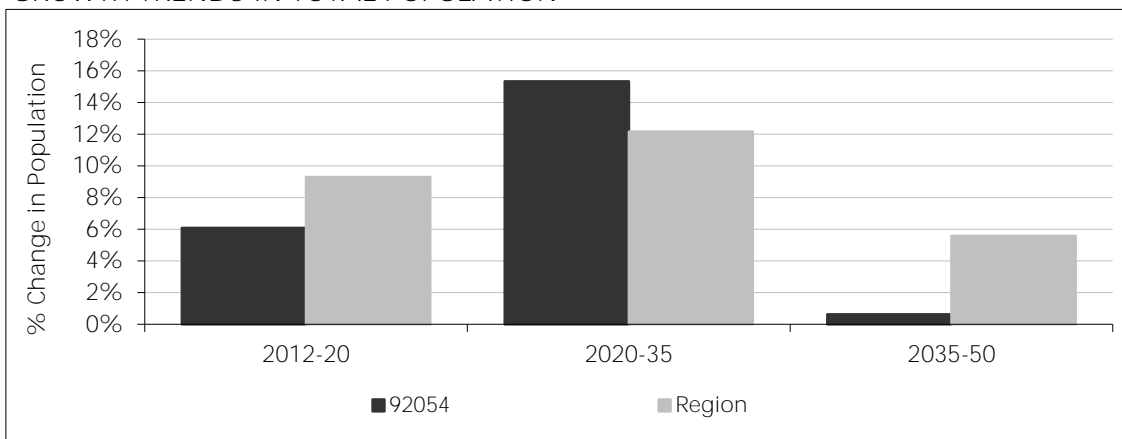
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	13,967	15,964	17,825	17,946	3,979	28%
Civilian Jobs	13,967	15,964	17,825	17,946	3,979	28%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,593	4,593	4,593	4,593	0	0%
Developed Acres	3,921	3,986	4,083	4,089	167	4%
Low Density Single Family	40	40	40	40	0	0%
Single Family	1,369	1,362	1,378	1,375	6	0%
Multiple Family	307	343	401	406	99	32%
Mobile Homes	85	72	72	72	-13	-15%
Other Residential	1	1	1	1	0	-19%
Mixed Use	0	29	19	19	19	--
Industrial	241	149	150	150	-91	-38%
Commercial/Services	622	635	656	659	38	6%
Office	40	45	56	56	16	42%
Schools	124	124	124	124	0	0%
Roads and Freeways	939	1,032	1,032	1,032	94	10%
Agricultural and Extractive[2]	5	5	5	5	0	0%
Parks and Military Use	149	149	149	149	0	0%
Vacant Developable Acres	179	116	18	13	-166	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	37	36	12	12	-25	-68%
Multiple Family	12	3	2	1	-11	-91%
Mixed Use	25	4	0	0	-25	-100%
Industrial	2	0	0	0	-2	-100%
Commercial/Services	92	69	4	0	-92	-100%
Office	11	4	0	0	-11	-98%
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	491	491	491	491	0	0%
Employment Density[3]	13.6	16.5	17.9	18.0	4.4	32%
Residential Density[4]	9.5	9.8	10.4	10.5	1.0	10%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period (2012-20, 2020-35, 2035-50) for 92054 and Region.
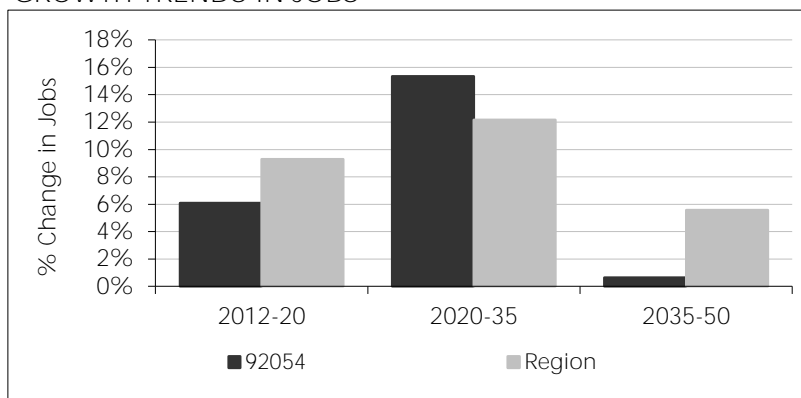
Notes:

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

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