SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92127

 SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	42,159	49,724	50,775	51,068	8,909	21%
Household Population	41,715	49,292	50,323	50,601	8,886	21%
Group Quarters Population	444	432	452	467	23	5%
Civilian	444	432	452	467	23	5%
Military	0	0	0	0	0	0%
Total Housing Units	14,416	16,617	16,852	17,111	2,695	19%
Single Family	9,650	10,971	11,205	11,464	1,814	19%
Multiple Family	4,766	5,646	5,647	5,647	881	18%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	13,939	16,067	16,348	16,512	2,573	18%
Single Family	9,358	10,598	10,864	11,042	1,684	18%
Multiple Family	4,581	5,469	5,484	5,470	889	19%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.3%	3.0%	3.5%	0.2	6%
Single Family	3.0%	3.4%	3.0%	3.7%	0.7	23%
Multiple Family	3.9%	3.1%	2.9%	3.1%	-0.8	-21%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.99	3.07	3.08	3.06	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	422	467	437	374	-48	-11%
$15,000-$29,999	695	855	670	555	-140	-20%
$30,000-$44,999	948	1,082	932	812	-136	-14%
$45,000-$59,999	1,013	1,183	1,136	984	-29	-3%
$60,000-$74,999	1,116	1,228	1,082	1,023	-93	-8%
$75,000-$99,999	2,102	1,935	1,864	1,739	-363	-17%
$100,000-$124,999	1,719	1,805	1,749	1,712	-7	0%
$125,000-$149,999	1,187	1,437	1,497	1,551	364	31%
$150,000-$199,999	1,814	2,135	2,330	2,368	554	31%
$200,000 or more	2,923	3,940	4,651	5,394	2,471	85%
Total Households	13,939	16,067	16,348	16,512	2,573	18%
Median Household Income Adjusted for inflation ($2010)	$109,795	$117,777	$130,077	$142,037	$32,242	29%

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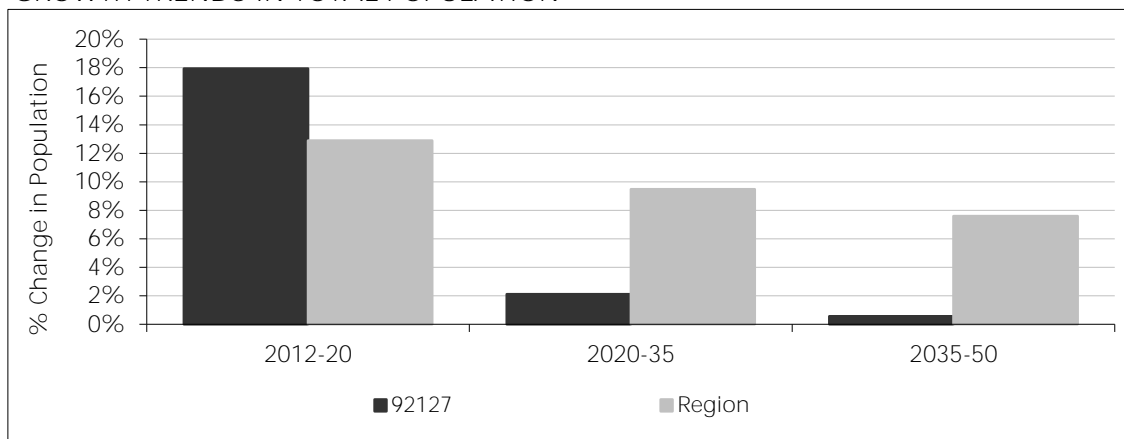
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	42,159	49,724	50,775	51,068	8,909	21%
Under 5	3,073	4,176	3,762	4,102	1,029	33%
5 to 9	3,784	4,829	4,579	4,887	1,103	29%
10 to 14	3,721	3,977	4,338	4,214	493	13%
15 to 17	2,029	1,945	2,280	2,058	29	1%
18 to 19	1,286	879	1,025	854	-432	-34%
20 to 24	1,680	1,708	1,657	1,477	-203	-12%
25 to 29	1,943	2,256	1,905	2,021	78	4%
30 to 34	2,815	3,335	2,835	3,318	503	18%
35 to 39	3,485	4,604	4,145	4,415	930	27%
40 to 44	3,935	4,235	4,640	4,090	155	4%
45 to 49	3,416	3,494	3,896	3,385	-31	-1%
50 to 54	3,204	3,131	3,424	3,064	-140	-4%
55 to 59	2,419	2,866	2,493	2,819	400	17%
60 to 61	678	1,017	811	898	220	32%
62 to 64	1,043	1,468	1,272	1,496	453	43%
65 to 69	1,212	2,148	2,016	2,234	1,022	84%
70 to 74	761	1,454	1,726	1,562	801	105%
75 to 79	500	749	1,378	1,159	659	132%
80 to 84	417	498	1,010	875	458	110%
85 and over	758	955	1,583	2,140	1,382	182%
Median Age	36.1	36.9	38.6	37.9	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	42,159	49,724	50,775	51,068	8,909	21%
Hispanic	4,044	5,474	6,262	7,099	3,055	76%
Non-Hispanic	38,115	44,250	44,513	43,969	5,854	15%
White	23,549	26,212	22,519	19,505	-4,044	-17%
Black	908	1,130	1,192	1,255	347	38%
American Indian	84	142	221	231	147	175%
Asian	11,445	14,085	17,039	18,677	7,232	63%
Hawaiian / Pacific Islander	95	186	333	486	391	412%
Other	121	161	201	235	114	94%
Two or More Races	1,913	2,334	3,008	3,580	1,667	87%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	22,765	28,666	30,948	36,983	14,218	62%
Civilian Jobs	22,765	28,666	30,948	36,983	14,218	62%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	14,288	14,288	14,288	14,288	0	0%
Developed Acres	7,950	8,700	9,062	9,549	1,599	20%
Low Density Single Family	203	261	497	785	582	287%
Single Family	2,077	2,780	2,865	3,012	934	45%
Multiple Family	238	261	261	261	23	10%
Mobile Homes	0	0	0	0	0	0%
Other Residential	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	550	553	555	547	-3	-1%
Commercial/Services	650	692	694	707	57	9%
Office	136	196	208	243	107	78%
Schools	155	155	180	183	27	18%
Roads and Freeways	1,098	1,098	1,098	1,098	0	0%
Agricultural and Extractive[2]	223	84	84	84	-139	-62%
Parks and Military Use	2,614	2,613	2,613	2,624	10	0%
Vacant Developable Acres	1,763	1,013	651	164	-1,599	-91%
Low Density Single Family	677	639	403	115	-562	-83%
Single Family	859	275	189	42	-816	-95%
Multiple Family	23	0	0	0	-23	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	55	43	29	3	-52	-95%
Commercial/Services	57	15	13	1	-57	-99%
Office	50	0	0	0	-50	-100%
Schools	27	27	3	0	-27	-99%
Parks and Other	11	11	11	0	-11	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	4,576	4,576	4,576	4,576	0	0%
Employment Density[3]	15.3	18.0	18.9	22.0	6.8	44%
Residential Density[4]	5.7	5.0	4.6	4.2	-1.5	-26%

GROWTH TRENDS IN JOBS
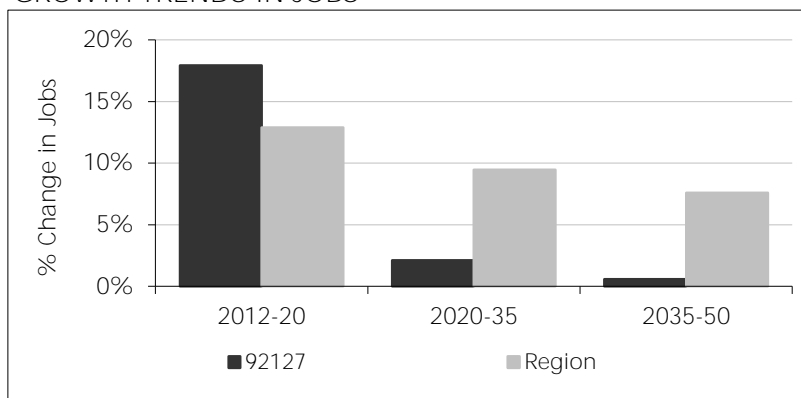
Notes:

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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