SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92021

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	66,126	69,132	80,232	82,280	16,154	24%
Household Population	65,016	68,104	79,033	80,962	15,946	25%
Group Quarters Population	1,110	1,028	1,199	1,318	208	19%
Civilian	1,110	1,028	1,199	1,318	208	19%
Military	0	0	0	0	0	0%
Total Housing Units	24,046	24,702	28,188	29,334	5,288	22%
Single Family	11,366	12,169	15,724	16,266	4,900	43%
Multiple Family	8,254	8,356	8,593	9,478	1,224	15%
Mobile Homes	4,426	4,177	3,871	3,590	-836	-19%
Occupied Housing Units	22,985	23,570	27,156	27,952	4,967	22%
Single Family	10,762	11,481	15,069	15,422	4,660	43%
Multiple Family	8,053	8,160	8,427	9,219	1,166	14%
Mobile Homes	4,170	3,929	3,660	3,311	-859	-21%
Vacancy Rate	4.4%	4.6%	3.7%	4.7%	0.3	7%
Single Family	5.3%	5.7%	4.2%	5.2%	-0.1	-2%
Multiple Family	2.4%	2.3%	1.9%	2.7%	0.3	13%
Mobile Homes	5.8%	5.9%	5.5%	7.8%	2.0	34%
Persons per Household	2.83	2.89	2.91	2.90	0.1	2%

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.
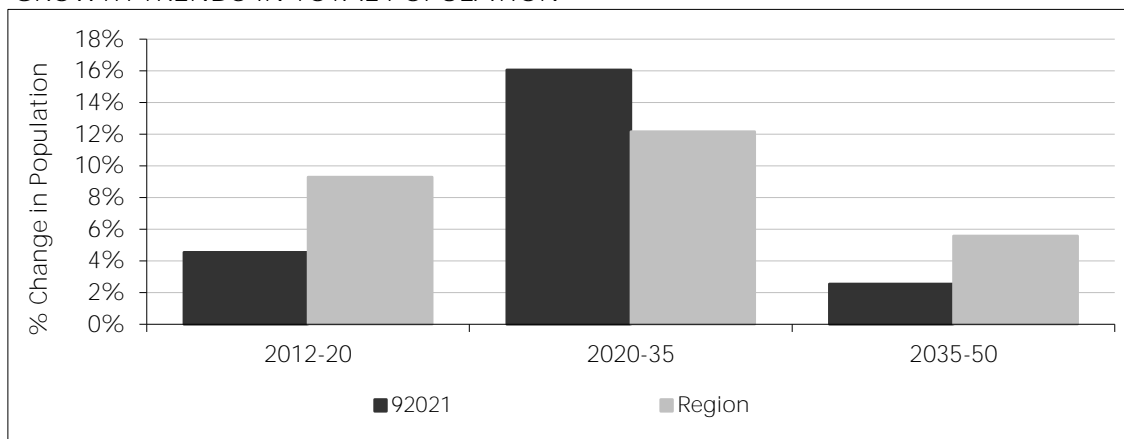
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	66,126	69,132	80,232	82,280	16,154	24%
Under 5	4,588	5,380	5,557	5,958	1,370	30%
5 to 9	4,207	4,591	5,044	5,382	1,175	28%
10 to 14	4,369	4,248	5,135	5,100	731	17%
15 to 17	2,878	2,426	2,978	2,793	-85	-3%
18 to 19	2,054	1,502	1,793	1,619	-435	-21%
20 to 24	5,027	4,873	5,101	4,730	-297	-6%
25 to 29	4,753	4,961	4,752	5,057	304	6%
30 to 34	4,346	4,427	4,596	5,027	681	16%
35 to 39	3,752	4,397	4,742	4,692	940	25%
40 to 44	4,130	3,934	5,095	4,542	412	10%
45 to 49	4,700	4,119	5,196	4,823	123	3%
50 to 54	5,023	4,427	5,302	5,153	130	3%
55 to 59	4,406	4,543	4,377	5,244	838	19%
60 to 61	1,558	1,889	1,621	1,878	320	21%
62 to 64	1,988	2,443	2,348	2,645	657	33%
65 to 69	2,672	3,697	3,916	4,436	1,764	66%
70 to 74	1,879	2,904	4,216	3,690	1,811	96%
75 to 79	1,468	1,918	3,641	3,089	1,621	110%
80 to 84	1,106	1,135	2,455	2,595	1,489	135%
85 and over	1,222	1,318	2,367	3,827	2,605	213%
Median Age	36.1	37.5	40.4	40.9	4.8	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	66,126	69,132	80,232	82,280	16,154	24%
Hispanic	17,506	21,017	28,835	34,141	16,635	95%
Non-Hispanic	48,620	48,115	51,397	48,139	-481	-1%
White	40,386	38,900	38,739	33,324	-7,062	-17%
Black	3,004	3,426	4,324	4,943	1,939	65%
American Indian	372	289	193	159	-213	-57%
Asian	1,832	2,198	3,775	4,781	2,949	161%
Hawaiian / Pacific Islander	244	303	444	530	286	117%
Other	140	131	138	169	29	21%
Two or More Races	2,642	2,868	3,784	4,233	1,591	60%

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	13,007	14,881	16,038	16,532	3,525	27%
Civilian Jobs	13,007	14,881	16,038	16,532	3,525	27%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	18,989	18,989	18,989	18,989	0	0%
Developed Acres	11,220	12,419	13,835	13,942	2,722	24%
Low Density Single Family	4,142	5,226	6,440	6,475	2,333	56%
Single Family	2,517	2,571	2,935	3,014	497	20%
Multiple Family	314	319	329	366	51	16%
Mobile Homes	519	470	275	223	-297	-57%
Other Residential	14	14	12	12	-2	-13%
Mixed Use	0	0	0	0	0	0%
Industrial	124	183	184	186	62	50%
Commercial/Services	412	466	475	480	68	17%
Office	19	16	30	35	16	88%
Schools	218	218	218	218	0	0%
Roads and Freeways	1,366	1,366	1,366	1,366	0	0%
Agricultural and Extractive[2]	879	874	874	871	-8	-1%
Parks and Military Use	696	696	696	696	0	0%
Vacant Developable Acres	3,081	1,881	465	359	-2,722	-88%
Low Density Single Family	2,664	1,580	366	331	-2,333	-88%
Single Family	309	270	83	25	-285	-92%
Multiple Family	12	12	8	2	-10	-81%
Mixed Use	0	0	0	0	0	0%
Industrial	31	5	3	0	-31	-100%
Commercial/Services	62	13	5	0	-62	-100%
Office	1	0	0	0	-1	-97%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	0	0	-1	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	4,688	4,688	4,688	4,688	0	0%
Employment Density[3]	16.8	16.8	17.7	18.0	1.1	7%
Residential Density[4]	3.2	2.9	2.8	2.9	-0.3	-9%

GROWTH TRENDS IN JOBS

Legend: ■ 92021   ▨ Region
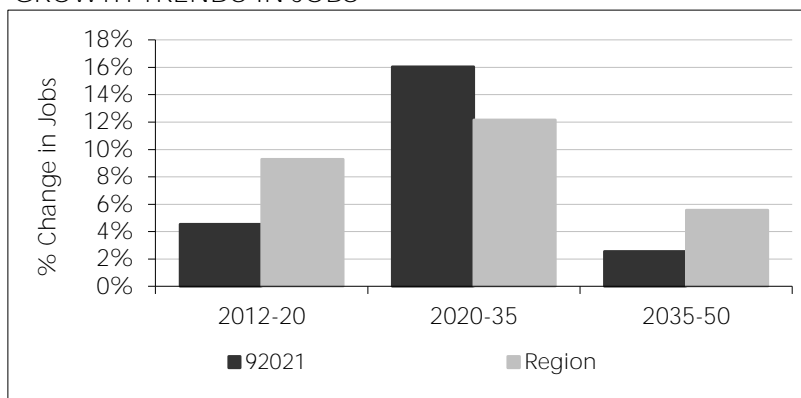
Notes:

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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