SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92122

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	44,013	49,549	50,746	50,744	6,731	15%
Household Population	43,655	49,218	50,379	50,353	6,698	15%
Group Quarters Population	358	331	367	391	33	9%
Civilian	358	331	367	391	33	9%
Military	0	0	0	0	0	0%
Total Housing Units	20,899	22,863	23,088	23,204	2,305	11%
Single Family	5,028	5,030	5,050	5,069	41	1%
Multiple Family	15,871	17,833	18,038	18,135	2,264	14%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	19,848	21,700	22,086	22,110	2,262	11%
Single Family	4,864	4,854	4,904	4,901	37	1%
Multiple Family	14,984	16,846	17,182	17,209	2,225	15%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.0%	5.1%	4.3%	4.7%	-0.3	-6%
Single Family	3.3%	3.5%	2.9%	3.3%	0.0	0%
Multiple Family	5.6%	5.5%	4.7%	5.1%	-0.5	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.20	2.27	2.28	2.28	0.1	4%

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	2,705	2,843	2,591	2,334	-371	-14%
$15,000-$29,999	1,624	1,863	1,688	1,500	-124	-8%
$30,000-$44,999	2,092	2,018	1,877	1,711	-381	-18%
$45,000-$59,999	1,970	1,990	1,895	1,778	-192	-10%
$60,000-$74,999	1,661	1,862	1,817	1,723	62	4%
$75,000-$99,999	2,487	2,701	2,714	2,652	165	7%
$100,000-$124,999	1,954	2,180	2,270	2,272	318	16%
$125,000-$149,999	1,367	1,664	1,782	1,873	506	37%
$150,000-$199,999	1,863	2,177	2,438	2,643	780	42%
$200,000 or more	2,125	2,402	3,014	3,624	1,499	71%
Total Households	19,848	21,700	22,086	22,110	2,262	11%

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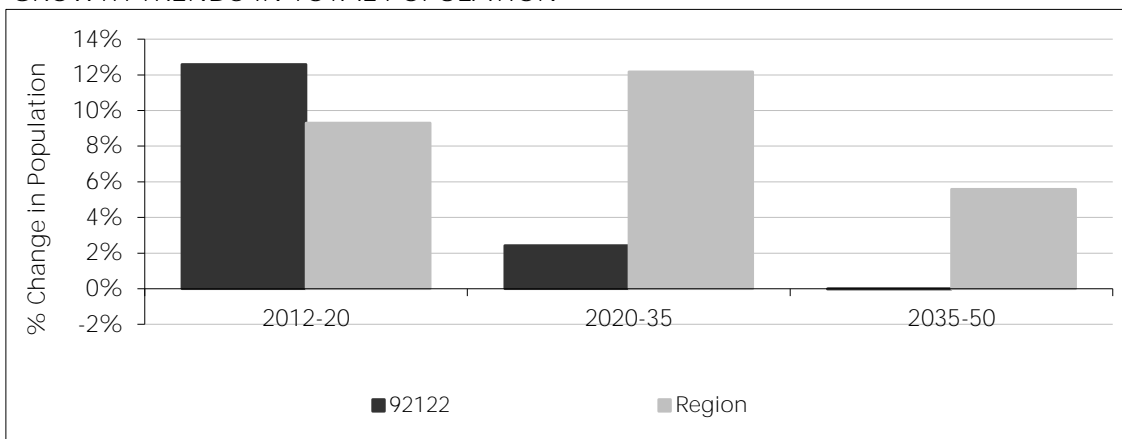
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	44,013	49,549	50,746	50,744	6,731	15%
Under 5	2,079	2,622	2,550	2,699	620	30%
5 to 9	1,435	1,731	1,704	1,788	353	25%
10 to 14	1,340	1,413	1,517	1,495	155	12%
15 to 17	756	716	794	745	-11	-1%
18 to 19	725	658	700	646	-79	-11%
20 to 24	9,025	9,389	10,003	9,970	945	10%
25 to 29	5,585	6,180	5,855	6,117	532	10%
30 to 34	4,555	5,155	4,961	5,396	841	18%
35 to 39	3,068	3,688	3,553	3,699	631	21%
40 to 44	2,275	2,407	2,589	2,307	32	1%
45 to 49	2,006	1,971	2,161	1,939	-67	-3%
50 to 54	1,983	1,908	1,995	1,805	-178	-9%
55 to 59	1,983	2,197	1,929	2,079	96	5%
60 to 61	687	875	725	813	126	18%
62 to 64	1,022	1,251	1,004	1,058	36	4%
65 to 69	1,425	1,996	1,685	1,728	303	21%
70 to 74	1,173	1,925	2,039	1,691	518	44%
75 to 79	1,036	1,409	2,063	1,628	592	57%
80 to 84	878	948	1,468	1,293	415	47%
85 and over	977	1,110	1,451	1,848	871	89%
Median Age	31.2	32.0	32.3	31.8	0.6	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	44,013	49,549	50,746	50,744	6,731	15%
Hispanic	4,422	5,385	5,977	6,543	2,121	48%
Non-Hispanic	39,591	44,164	44,769	44,201	4,610	12%
White	23,252	24,919	21,974	19,063	-4,189	-18%
Black	675	752	647	536	-139	-21%
American Indian	53	122	232	244	191	360%
Asian	13,808	16,049	18,695	20,367	6,559	48%
Hawaiian / Pacific Islander	84	198	438	648	564	671%
Other	151	214	284	310	159	105%
Two or More Races	1,568	1,910	2,499	3,033	1,465	93%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	13,094	15,628	17,636	18,074	4,980	38%
Civilian Jobs	13,094	15,628	17,636	18,074	4,980	38%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	3,310	3,310	3,310	3,310	0	0%
Developed Acres	3,134	3,162	3,189	3,197	63	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	989	989	991	993	4	0%
Multiple Family	537	542	542	542	5	1%
Mobile Homes	0	0	0	0	0	0%
Other Residential	6	6	6	6	0	0%
Mixed Use	0	68	68	68	68	--
Industrial	86	25	47	53	-33	-38%
Commercial/Services	166	113	114	113	-53	-32%
Office	81	81	84	84	3	4%
Schools	131	131	131	131	0	0%
Roads and Freeways	629	698	698	698	69	11%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	510	510	510	510	0	0%
Vacant Developable Acres	63	36	8	0	-63	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	2	0	-4	-100%
Multiple Family	5	0	0	0	-5	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	36	28	6	0	-36	-100%
Commercial/Services	16	1	0	0	-16	-100%
Office	3	3	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	112	112	112	112	0	0%
Employment Density[3]	28.2	40.7	43.1	43.5	15.3	54%
Residential Density[4]	13.6	14.6	14.7	14.7	1.1	8%

GROWTH TRENDS IN JOBS
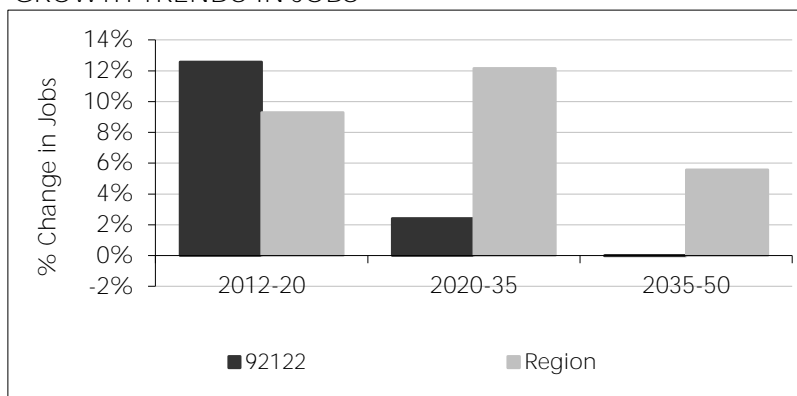
Notes:

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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