SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 91911

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	84,320	85,454	87,541	94,403	10,083	12%
Household Population	83,611	84,809	86,767	93,527	9,916	12%
Group Quarters Population	709	645	774	876	167	24%
Civilian	709	645	774	876	167	24%
Military	0	0	0	0	0	0%
Total Housing Units	25,352	25,317	25,841	28,261	2,909	11%
Single Family	14,211	14,204	14,128	13,962	-249	-2%
Multiple Family	8,944	9,047	9,647	12,318	3,374	38%
Mobile Homes	2,197	2,066	2,066	1,981	-216	-10%
Occupied Housing Units	24,873	24,805	25,383	27,589	2,716	11%
Single Family	13,954	13,914	13,881	13,654	-300	-2%
Multiple Family	8,758	8,853	9,476	12,034	3,276	37%
Mobile Homes	2,161	2,038	2,026	1,901	-260	-12%
Vacancy Rate	1.9%	2.0%	1.8%	2.4%	0.5	26%
Single Family	1.8%	2.0%	1.7%	2.2%	0.4	22%
Multiple Family	2.1%	2.1%	1.8%	2.3%	0.2	10%
Mobile Homes	1.6%	1.4%	1.9%	4.0%	2.4	150%
Persons per Household	3.36	3.42	3.42	3.39	0.0	1%

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	2,525	2,368	2,030	1,889	-636	-25%
$15,000-$29,999	3,999	4,000	3,653	3,615	-384	-10%
$30,000-$44,999	4,086	3,963	3,844	4,018	-68	-2%
$45,000-$59,999	3,454	3,379	3,360	3,589	135	4%
$60,000-$74,999	2,698	2,719	2,821	3,060	362	13%
$75,000-$99,999	3,274	3,263	3,488	3,872	598	18%
$100,000-$124,999	1,661	2,058	2,327	2,698	1,037	62%
$125,000-$149,999	1,550	1,253	1,496	1,756	206	13%
$150,000-$199,999	1,067	1,187	1,492	1,871	804	75%
$200,000 or more	559	615	872	1,221	662	118%
Total Households	24,873	24,805	25,383	27,589	2,716	11%
Median Household Income Adjusted for inflation ($2010)	$52,932	$54,196	$59,127	$63,350	$10,418	20%

*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
SANDAG
www.sandag.org

October 2013
91911
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	84,320	85,454	87,541	94,403	10,083	12%
Under 5	6,037	6,700	5,789	5,531	-506	-8%
5 to 9	6,036	5,726	5,437	5,270	-766	-13%
10 to 14	6,538	5,827	5,509	5,702	-836	-13%
15 to 17	4,369	3,508	3,373	3,465	-904	-21%
18 to 19	3,135	2,447	2,152	2,324	-811	-26%
20 to 24	6,720	6,490	5,371	5,612	-1,108	-16%
25 to 29	5,872	6,183	5,064	5,198	-674	-11%
30 to 34	5,460	5,283	5,280	5,010	-450	-8%
35 to 39	5,119	5,155	5,391	4,802	-317	-6%
40 to 44	5,608	4,809	5,813	5,331	-277	-5%
45 to 49	5,669	5,305	5,312	5,830	161	3%
50 to 54	5,750	5,679	5,504	6,689	939	16%
55 to 59	4,579	5,267	4,568	6,393	1,814	40%
60 to 61	1,530	1,972	1,888	2,186	656	43%
62 to 64	2,046	2,618	2,626	3,151	1,105	54%
65 to 69	2,608	3,778	4,532	4,909	2,301	88%
70 to 74	2,228	3,237	4,596	4,561	2,333	105%
75 to 79	1,848	2,209	4,000	4,362	2,514	136%
80 to 84	1,651	1,568	2,873	3,795	2,144	130%
85 and over	1,517	1,693	2,463	4,282	2,765	182%
Median Age	33.2	35.5	40.3	44.0	10.8	33%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	84,320	85,454	87,541	94,403	10,083	12%
Hispanic	60,066	63,216	67,110	75,049	14,983	25%
Non-Hispanic	24,254	22,238	20,431	19,354	-4,900	-20%
White	12,721	11,084	8,317	6,289	-6,432	-51%
Black	2,627	2,519	2,316	2,187	-440	-17%
American Indian	208	179	148	156	-52	-25%
Asian	6,414	6,154	6,987	7,604	1,190	19%
Hawaiian / Pacific Islander	487	462	511	631	144	30%
Other	74	84	82	86	12	16%
Two or More Races	1,723	1,756	2,070	2,401	678	39%

GROWTH TRENDS IN TOTAL POPULATION
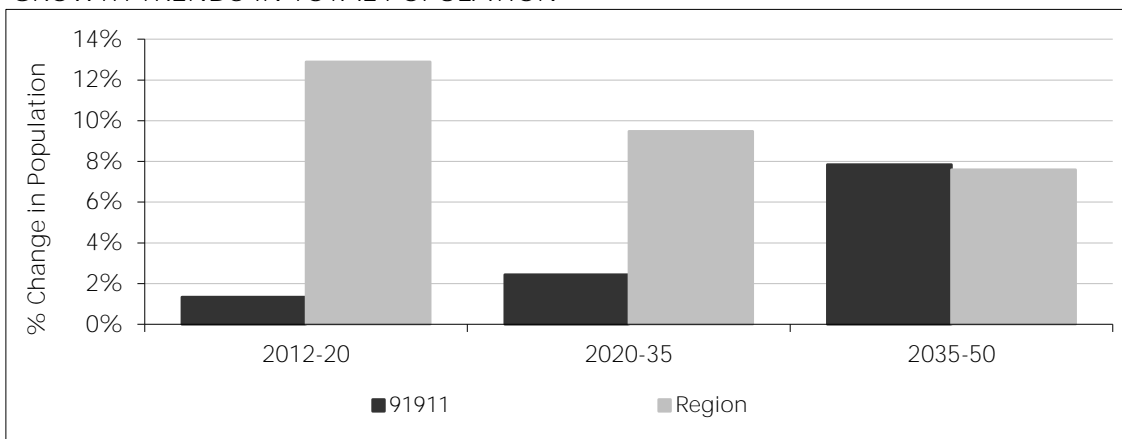
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	22,514	27,075	30,429	34,572	12,058	54%
Civilian Jobs	22,514	27,075	30,429	34,572	12,058	54%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,552	7,552	7,552	7,552	0	0%
Developed Acres	6,773	6,912	6,976	7,146	373	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2,277	2,273	2,261	2,228	-48	-2%
Multiple Family	384	396	405	444	60	16%
Mobile Homes	212	205	205	200	-12	-6%
Other Residential	34	34	34	34	0	0%
Mixed Use	0	38	89	139	139	--
Industrial	658	723	776	824	165	25%
Commercial/Services	733	740	714	748	15	2%
Office	24	24	21	21	-4	-15%
Schools	259	259	259	258	-1	0%
Roads and Freeways	1,350	1,377	1,377	1,377	27	2%
Agricultural and Extractive[2]	298	298	290	290	-8	-3%
Parks and Military Use	544	544	544	584	40	7%
Vacant Developable Acres	372	240	178	13	-360	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	23	20	20	6	-18	-76%
Multiple Family	32	20	11	0	-32	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	189	95	56	4	-184	-98%
Commercial/Services	86	62	49	0	-86	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	43	42	42	3	-40	-94%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	401	401	401	401	0	0%
Employment Density[3]	13.4	15.3	16.8	18.0	4.6	34%
Residential Density[4]	8.7	8.6	8.8	9.5	0.8	9%

GROWTH TRENDS IN JOBS
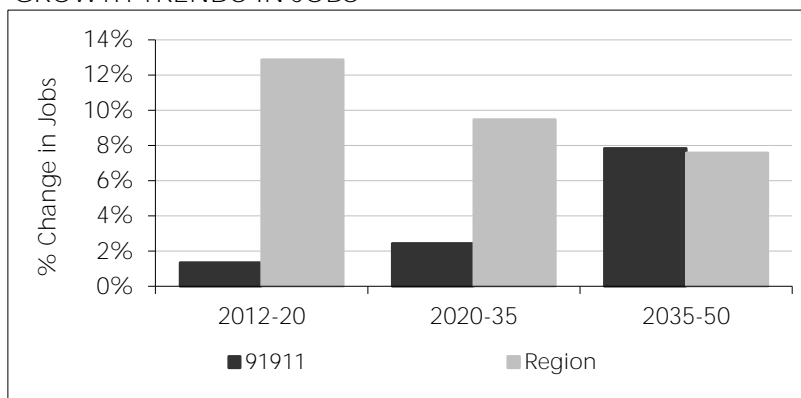
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
91911
Page 3 of 3