

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92116

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	31,733	33,490	37,741	37,060	5,327	17%
Household Population	31,705	33,475	37,705	37,009	5,304	17%
Group Quarters Population	28	15	36	51	23	82%
Civilian	28	15	36	51	23	82%
Military	0	0	0	0	0	0%
Total Housing Units	16,916	17,320	19,308	19,367	2,451	14%
Single Family	7,687	7,613	6,609	6,631	-1,056	-14%
Multiple Family	9,229	9,707	12,699	12,736	3,507	38%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	16,296	16,702	18,805	18,504	2,208	14%
Single Family	7,456	7,413	6,481	6,454	-1,002	-13%
Multiple Family	8,840	9,289	12,324	12,050	3,210	36%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.6%	2.6%	4.5%	0.8	22%
Single Family	3.0%	2.6%	1.9%	2.7%	-0.3	-10%
Multiple Family	4.2%	4.3%	3.0%	5.4%	1.2	29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.95	2.00	2.01	2.00	0.1	3%

## 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	1,737	1,761	1,726	1,446	-291	-17%
\$15,000-\$29,999	2,535	2,721	2,764	2,351	-184	-7%
\$30,000-\$44,999	2,894	2,487	2,674	2,430	-464	-16%
\$45,000-\$59,999	2,466	2,281	2,412	2,322	-144	-6%
\$60,000-\$74,999	1,722	1,850	2,154	2,101	379	22%
\$75,000-\$99,999	1,859	2,098	2,544	2,527	668	36%
\$100,000-\$124,999	1,157	1,310	1,599	1,823	666	58%
\$125,000-\$149,999	684	781	964	1,140	456	67%
\$150,000-\$199,999	627	795	1,094	1,249	622	99%
\$200,000 or more	615	618	874	1,115	500	81%
Total Households	16,296	16,702	18,805	18,504	2,208	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$50,973	\$54,088	\$58,921	\$65,019	\$14,046	28%

### \*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.

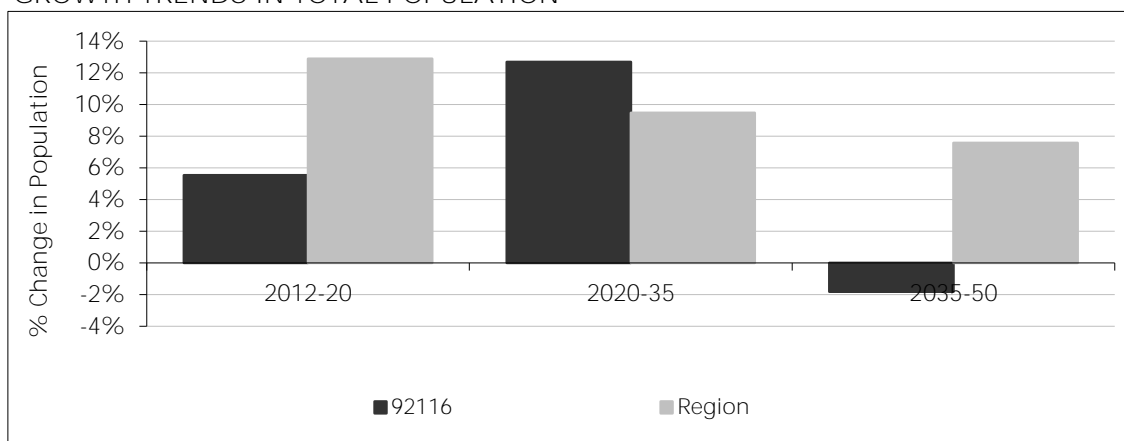
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	31,733	33,490	37,741	37,060	5,327	17%
Under 5	1,981	2,389	2,841	2,826	845	43%
5 to 9	1,450	1,699	2,188	2,287	837	58%
10 to 14	1,358	1,397	1,839	1,990	632	47%
15 to 17	792	755	1,008	1,124	332	42%
18 to 19	482	374	496	587	105	22%
20 to 24	1,629	1,660	1,730	1,774	145	9%
25 to 29	3,398	3,609	3,583	3,394	-4	0%
30 to 34	4,008	4,130	4,388	4,278	270	7%
35 to 39	3,127	3,529	3,913	3,427	300	10%
40 to 44	2,621	2,459	3,215	2,700	79	3%
45 to 49	2,331	2,109	2,530	2,399	68	3%
50 to 54	2,250	1,965	2,185	2,269	19	1%
55 to 59	2,095	2,133	1,867	2,218	123	6%
60 to 61	720	843	668	725	5	1%
62 to 64	970	1,181	1,053	1,083	113	12%
65 to 69	1,096	1,418	1,490	1,405	309	28%
70 to 74	527	830	1,128	958	431	82%
75 to 79	353	458	696	586	233	66%
80 to 84	259	273	549	576	317	122%
85 and over	286	279	374	454	168	59%
Median Age	36.2	36.0	36.0	35.4	-0.8	-2%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	31,733	33,490	37,741	37,060	5,327	17%
Hispanic	9,611	12,470	20,283	23,601	13,990	146%
Non-Hispanic	22,122	21,020	17,458	13,459	-8,663	-39%
White	16,716	15,144	10,002	6,149	-10,567	-63%
Black	2,489	2,557	2,474	1,813	-676	-27%
American Indian	119	124	152	136	17	14%
Asian	1,510	1,710	2,675	2,887	1,377	91%
Hawaiian / Pacific Islander	109	164	280	358	249	228%
Other	104	97	104	86	-18	-17%
Two or More Races	1,075	1,224	1,771	2,030	955	89%

## GROWTH TRENDS IN TOTAL POPULATION



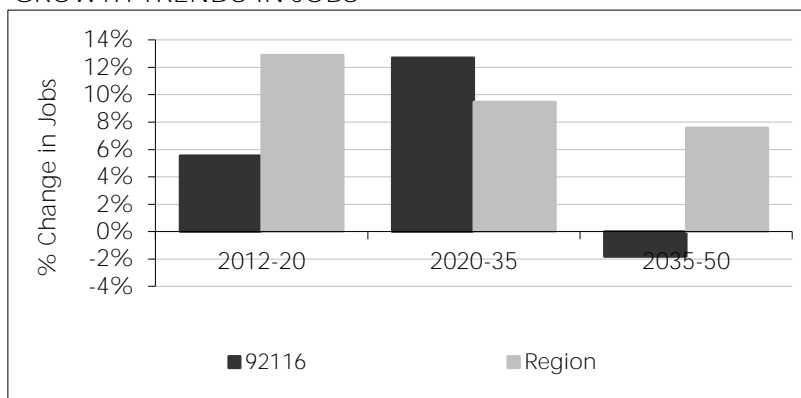
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,894	4,976	5,654	5,780	1,886	48%
Civilian Jobs	3,894	4,976	5,654	5,780	1,886	48%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,108	2,108	2,108	2,108	0	0%
Developed Acres	2,007	2,017	2,018	2,020	13	1%
Low Density Single Family	1	1	1	1	0	0%
Single Family	826	816	753	753	-73	-9%
Multiple Family	193	198	252	254	60	31%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	-11%
Mixed Use	0	31	59	59	59	--
Industrial	1	0	0	0	0	-63%
Commercial/Services	39	24	7	7	-32	-83%
Office	1	1	0	0	-1	-69%
Schools	24	25	25	25	0	2%
Roads and Freeways	601	601	601	601	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	317	317	317	317	0	0%
Vacant Developable Acres	10	5	4	2	-8	-79%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	3	3	1	-6	-82%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-62%
Office	0	0	0	0	0	-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	86	86	86	86	0	0%
Employment Density <sup>3</sup>	59.7	76.4	92.4	93.8	34.1	57%
Residential Density <sup>4</sup>	16.5	16.7	18.6	18.6	2.1	13%

## 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