

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92003

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,618	5,415	6,925	7,087	2,469	53%
Household Population	4,528	5,327	6,826	6,979	2,451	54%
Group Quarters Population	90	88	99	108	18	20%
Civilian	90	88	99	108	18	20%
Military	0	0	0	0	0	0%
Total Housing Units	1,772	2,056	2,589	2,676	904	51%
Single Family	1,453	1,737	2,270	2,357	904	62%
Multiple Family	319	319	319	319	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,677	1,939	2,493	2,558	881	53%
Single Family	1,360	1,620	2,174	2,239	879	65%
Multiple Family	317	319	319	319	2	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.4%	5.7%	3.7%	4.4%	-1.0	-19%
Single Family	6.4%	6.7%	4.2%	5.0%	-1.4	-22%
Multiple Family	0.6%	0.0%	0.0%	0.0%	-0.6	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.70	2.75	2.74	2.73	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	86	118	133	113	27	31%
\$15,000-\$29,999	178	193	218	197	19	11%
\$30,000-\$44,999	176	215	259	232	56	32%
\$45,000-\$59,999	261	212	241	235	-26	-10%
\$60,000-\$74,999	145	184	229	234	89	61%
\$75,000-\$99,999	132	255	324	320	188	142%
\$100,000-\$124,999	186	191	260	277	91	49%
\$125,000-\$149,999	139	136	193	204	65	47%
\$150,000-\$199,999	180	190	258	287	107	59%
\$200,000 or more	194	245	378	459	265	137%
Total Households	1,677	1,939	2,493	2,558	881	53%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,224	\$79,657	\$87,847	\$95,938	\$21,714	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.

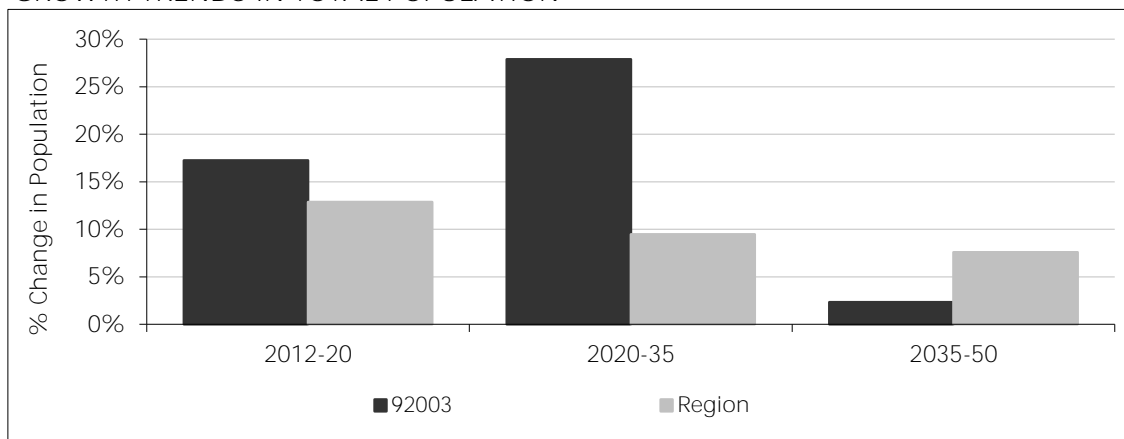
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,618	5,415	6,925	7,087	2,469	53%
Under 5	238	326	420	449	211	89%
5 to 9	255	329	389	420	165	65%
10 to 14	261	300	362	381	120	46%
15 to 17	174	186	242	216	42	24%
18 to 19	134	110	139	119	-15	-11%
20 to 24	230	256	308	281	51	22%
25 to 29	233	281	298	315	82	35%
30 to 34	221	287	324	407	186	84%
35 to 39	260	290	367	366	106	41%
40 to 44	279	288	411	396	117	42%
45 to 49	358	333	439	435	77	22%
50 to 54	369	317	404	429	60	16%
55 to 59	350	397	443	526	176	50%
60 to 61	104	146	136	152	48	46%
62 to 64	194	217	212	229	35	18%
65 to 69	264	376	366	394	130	49%
70 to 74	228	396	568	517	289	127%
75 to 79	193	282	523	384	191	99%
80 to 84	140	144	311	272	132	94%
85 and over	133	154	263	399	266	200%
Median Age	45.3	45.8	47.3	47.2	1.9	4%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,618	5,415	6,925	7,087	2,469	53%
Hispanic	1,089	1,577	2,636	3,219	2,130	196%
Non-Hispanic	3,529	3,838	4,289	3,868	339	10%
White	3,061	3,320	3,551	3,051	-10	0%
Black	84	92	90	60	-24	-29%
American Indian	27	21	15	13	-14	-52%
Asian	181	212	374	449	268	148%
Hawaiian / Pacific Islander	22	13	16	25	3	14%
Other	10	6	4	6	-4	-40%
Two or More Races	144	174	239	264	120	83%

## GROWTH TRENDS IN TOTAL POPULATION



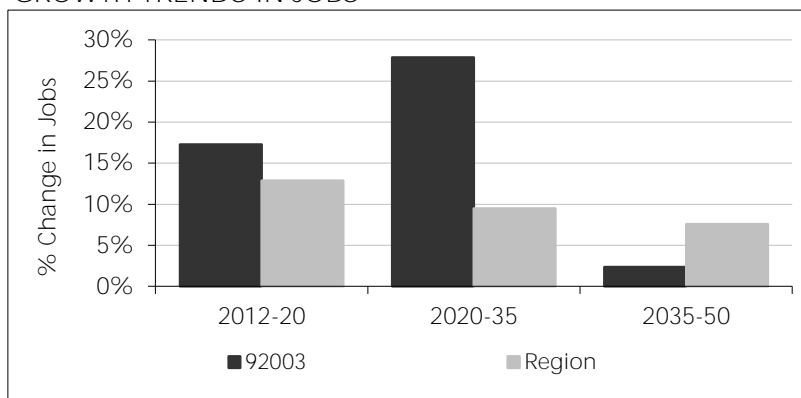
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,419	1,574	1,574	1,754	335	24%
Civilian Jobs	1,419	1,574	1,574	1,754	335	24%
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	11,043	11,043	11,043	11,043	0	0%
Developed Acres	7,553	7,774	8,690	9,437	1,884	25%
Low Density Single Family	3,378	3,546	4,367	4,877	1,499	44%
Single Family	119	154	250	277	158	133%
Multiple Family	19	19	19	19	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	9	9	9	9	0	0%
Commercial/Services	174	177	177	184	10	6%
Office	0	4	4	8	8	--
Schools	41	41	41	41	0	0%
Roads and Freeways	383	383	383	383	0	0%
Agricultural and Extractive <sup>2</sup>	3,362	3,362	3,362	3,361	0	0%
Parks and Military Use	62	72	72	271	210	339%
Vacant Developable Acres	2,562	2,342	1,426	678	-1,884	-74%
Low Density Single Family	2,141	1,973	1,153	642	-1,499	-70%
Single Family	194	159	63	36	-158	-81%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	10	6	6	0	-10	-100%
Office	8	5	5	0	-8	-100%
Schools	0	0	0	0	0	0%
Parks and Other	210	199	199	0	-210	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	927	927	927	927	0	0%
Employment Density <sup>3</sup>	6.4	6.8	6.8	7.3	0.9	14%
Residential Density <sup>4</sup>	0.5	0.6	0.6	0.5	0.0	3%

## 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