

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92037

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	39,075	40,948	46,389	47,739	8,664	22%
Household Population	38,592	40,504	45,878	47,173	8,581	22%
Group Quarters Population	483	444	511	566	83	17%
Civilian	483	444	511	566	83	17%
Military	0	0	0	0	0	0%
Total Housing Units	20,106	20,740	23,012	24,218	4,112	20%
Single Family	11,167	11,172	11,182	11,189	22	0%
Multiple Family	8,939	9,568	11,830	13,029	4,090	46%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	17,818	18,247	20,563	21,192	3,374	19%
Single Family	10,160	10,081	10,333	10,171	11	0%
Multiple Family	7,658	8,166	10,230	11,021	3,363	44%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	11.4%	12.0%	10.6%	12.5%	1.1	10%
Single Family	9.0%	9.8%	7.6%	9.1%	0.1	1%
Multiple Family	14.3%	14.7%	13.5%	15.4%	1.1	8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.17	2.22	2.23	2.23	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	1,451	1,753	1,729	1,582	131	9%
\$15,000-\$29,999	1,229	1,469	1,488	1,389	160	13%
\$30,000-\$44,999	1,397	1,440	1,495	1,439	42	3%
\$45,000-\$59,999	1,490	1,385	1,486	1,407	-83	-6%
\$60,000-\$74,999	2,159	1,262	1,356	1,344	-815	-38%
\$75,000-\$99,999	1,588	1,802	1,977	2,007	419	26%
\$100,000-\$124,999	1,453	1,477	1,645	1,667	214	15%
\$125,000-\$149,999	988	1,205	1,380	1,431	443	45%
\$150,000-\$199,999	1,695	1,786	2,093	2,209	514	30%
\$200,000 or more	4,368	4,668	5,914	6,717	2,349	54%
Total Households	17,818	18,247	20,563	21,192	3,374	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,624	\$100,212	\$111,406	\$121,416	\$27,792	30%

### \*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.

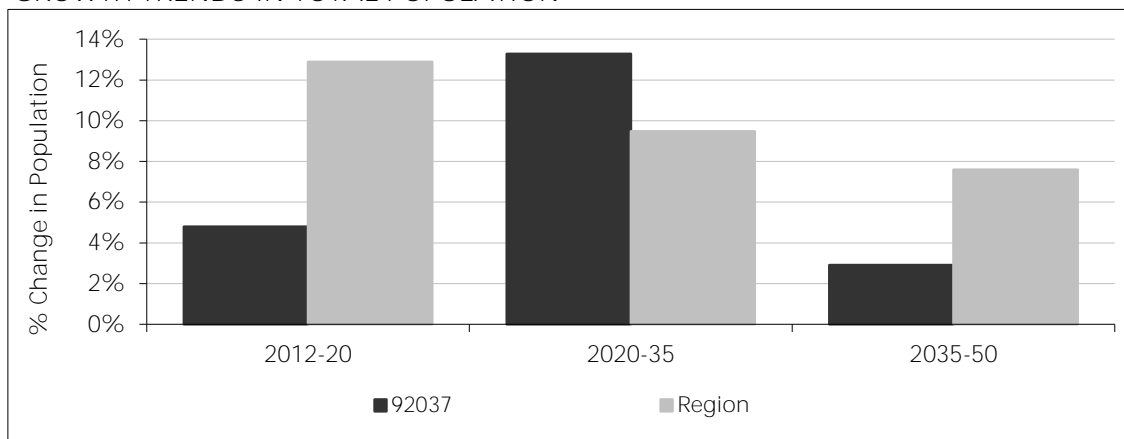
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	39,075	40,948	46,389	47,739	8,664	22%
Under 5	1,385	1,480	1,374	1,604	219	16%
5 to 9	1,585	1,699	1,645	1,844	259	16%
10 to 14	1,669	1,543	1,696	1,710	41	2%
15 to 17	1,183	960	1,142	1,042	-141	-12%
18 to 19	1,814	1,562	1,675	1,508	-306	-17%
20 to 24	2,953	2,982	3,121	2,982	29	1%
25 to 29	2,831	2,821	2,716	2,909	78	3%
30 to 34	2,565	2,562	2,388	2,786	221	9%
35 to 39	2,060	2,414	2,311	2,551	491	24%
40 to 44	2,103	2,026	2,350	2,123	20	1%
45 to 49	2,310	2,071	2,442	2,126	-184	-8%
50 to 54	2,687	2,246	2,623	2,328	-359	-13%
55 to 59	2,552	2,583	2,332	2,597	45	2%
60 to 61	897	1,050	850	952	55	6%
62 to 64	1,518	1,756	1,552	1,822	304	20%
65 to 69	2,390	3,086	2,911	3,293	903	38%
70 to 74	1,808	2,875	3,564	3,106	1,298	72%
75 to 79	1,493	1,935	3,452	2,743	1,250	84%
80 to 84	1,412	1,370	2,896	2,707	1,295	92%
85 and over	1,860	1,927	3,349	5,006	3,146	169%
Median Age	43.5	46.0	50.6	51.5	8.0	18%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	39,075	40,948	46,389	47,739	8,664	22%
Hispanic	3,654	4,235	5,230	5,782	2,128	58%
Non-Hispanic	35,421	36,713	41,159	41,957	6,536	18%
White	29,365	30,173	32,883	32,711	3,346	11%
Black	332	386	447	467	135	41%
American Indian	45	58	64	63	18	40%
Asian	4,282	4,621	5,872	6,545	2,263	53%
Hawaiian / Pacific Islander	48	81	135	187	139	290%
Other	145	112	114	116	-29	-20%
Two or More Races	1,204	1,282	1,644	1,868	664	55%

## GROWTH TRENDS IN TOTAL POPULATION



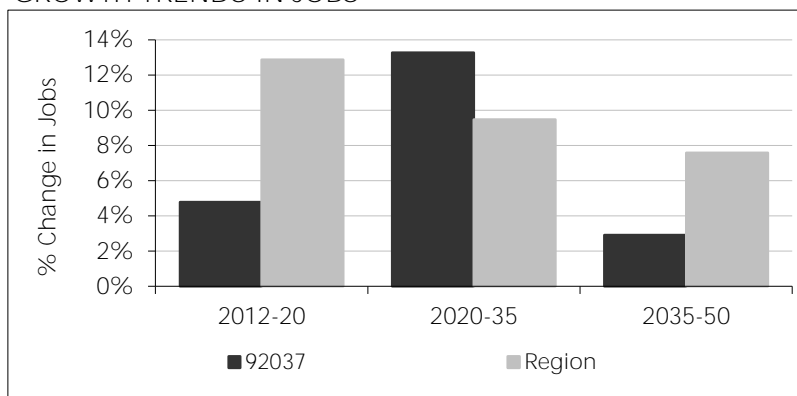
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	37,473	39,328	40,842	43,510	6,037	16%
Civilian Jobs	37,473	39,328	40,842	43,510	6,037	16%
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	7,488	7,488	7,488	7,488	0	0%
Developed Acres	7,048	7,065	7,093	7,124	77	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2,914	2,918	2,929	2,940	26	1%
Multiple Family	401	403	414	422	20	5%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	3	2	-2	-43%
Mixed Use	0	47	76	85	85	--
Industrial	59	58	58	58	-1	-1%
Commercial/Services	859	825	800	791	-68	-8%
Office	47	43	40	39	-8	-17%
Schools	133	142	151	182	49	37%
Roads and Freeways	1,261	1,261	1,261	1,261	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	1,368	1,363	1,360	1,344	-24	-2%
Vacant Developable Acres	109	92	65	33	-76	-70%
Low Density Single Family	0	0	0	0	0	0%
Single Family	68	63	45	28	-40	-59%
Multiple Family	7	4	1	0	-7	-100%
Mixed Use	5	0	0	0	-5	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	0%
Schools	27	23	19	5	-23	-82%
Parks and Other	2	2	0	0	-2	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	331	331	331	331	0	0%
Employment Density <sup>3</sup>	34.1	36.0	37.6	39.1	5.0	15%
Residential Density <sup>4</sup>	6.1	6.2	6.8	7.1	1.1	17%

## 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