

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92111

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,156	51,040	55,545	61,663	13,507	28%
Household Population	46,218	49,151	53,580	59,648	13,430	29%
Group Quarters Population	1,938	1,889	1,965	2,015	77	4%
Civilian	1,938	1,889	1,965	2,015	77	4%
Military	0	0	0	0	0	0%
Total Housing Units	18,256	18,916	20,245	22,488	4,232	23%
Single Family	10,479	10,775	11,183	11,343	864	8%
Multiple Family	7,557	7,921	8,842	10,925	3,368	45%
Mobile Homes	220	220	220	220	0	0%
Occupied Housing Units	17,582	18,215	19,625	21,567	3,985	23%
Single Family	10,170	10,431	10,959	11,045	875	9%
Multiple Family	7,192	7,564	8,447	10,308	3,116	43%
Mobile Homes	220	220	219	214	-6	-3%
Vacancy Rate	3.7%	3.7%	3.1%	4.1%	0.4	11%
Single Family	2.9%	3.2%	2.0%	2.6%	-0.3	-10%
Multiple Family	4.8%	4.5%	4.5%	5.6%	0.8	17%
Mobile Homes	0.0%	0.0%	0.5%	2.7%	2.7	0%
Persons per Household	2.63	2.70	2.73	2.77	0.1	5%

## 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	1,534	1,466	1,314	1,187	-347	-23%
\$15,000-\$29,999	2,315	2,421	2,246	2,177	-138	-6%
\$30,000-\$44,999	2,866	2,794	2,783	2,815	-51	-2%
\$45,000-\$59,999	2,520	2,428	2,594	2,733	213	8%
\$60,000-\$74,999	2,248	2,206	2,333	2,464	216	10%
\$75,000-\$99,999	2,559	2,605	2,968	3,520	961	38%
\$100,000-\$124,999	1,542	1,726	2,040	2,265	723	47%
\$125,000-\$149,999	843	1,018	1,197	1,616	773	92%
\$150,000-\$199,999	726	902	1,272	1,594	868	120%
\$200,000 or more	429	649	878	1,196	767	179%
Total Households	17,582	18,215	19,625	21,567	3,985	23%

### \*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.

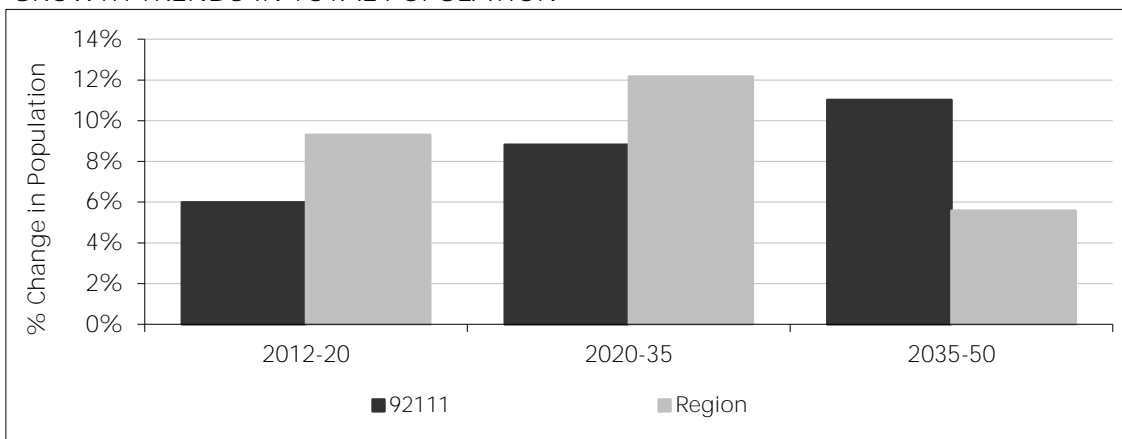
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,156	51,040	55,545	61,663	13,507	28%
Under 5	2,736	3,228	3,116	3,444	708	26%
5 to 9	2,753	3,055	3,247	3,681	928	34%
10 to 14	2,802	2,775	3,205	3,595	793	28%
15 to 17	1,646	1,515	1,738	1,925	279	17%
18 to 19	1,575	1,268	1,415	1,528	-47	-3%
20 to 24	3,692	3,594	3,549	3,813	121	3%
25 to 29	4,361	4,545	4,013	4,461	100	2%
30 to 34	4,238	4,248	4,133	4,658	420	10%
35 to 39	3,573	3,981	4,054	4,306	733	21%
40 to 44	3,306	3,167	3,788	3,676	370	11%
45 to 49	3,200	2,972	3,359	3,494	294	9%
50 to 54	3,102	2,842	3,163	3,433	331	11%
55 to 59	2,806	2,982	2,795	3,596	790	28%
60 to 61	917	1,129	990	1,227	310	34%
62 to 64	1,438	1,777	1,719	2,067	629	44%
65 to 69	1,691	2,421	2,609	3,110	1,419	84%
70 to 74	1,272	2,037	2,583	2,545	1,273	100%
75 to 79	1,193	1,536	2,709	2,559	1,366	115%
80 to 84	920	942	1,809	2,010	1,090	118%
85 and over	935	1,026	1,551	2,535	1,600	171%
Median Age	35.4	36.6	39.1	39.3	3.9	11%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,156	51,040	55,545	61,663	13,507	28%
Hispanic	13,438	16,025	20,169	25,739	12,301	92%
Non-Hispanic	34,718	35,015	35,376	35,924	1,206	3%
White	21,277	20,431	17,819	15,445	-5,832	-27%
Black	2,467	2,621	2,777	3,024	557	23%
American Indian	176	177	168	163	-13	-7%
Asian	8,648	9,438	11,772	13,901	5,253	61%
Hawaiian / Pacific Islander	255	288	366	481	226	89%
Other	150	136	135	138	-12	-8%
Two or More Races	1,745	1,924	2,339	2,772	1,027	59%

## GROWTH TRENDS IN TOTAL POPULATION



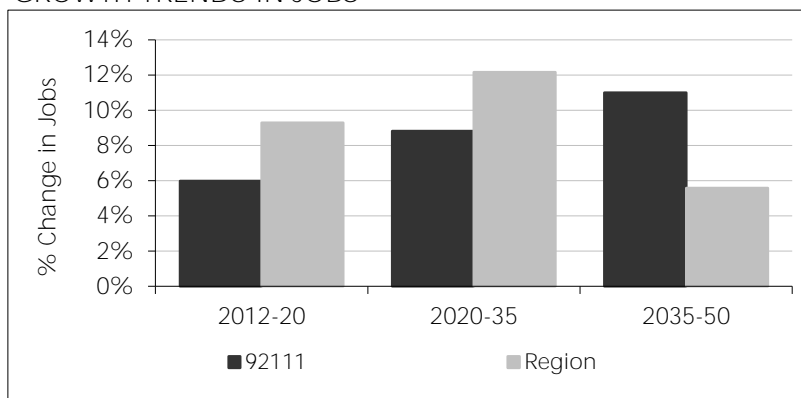
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	41,462	45,099	47,318	48,805	7,343	18%
Civilian Jobs	41,462	45,099	47,318	48,805	7,343	18%
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	5,610	5,610	5,610	5,610	0	0%
Developed Acres	5,499	5,520	5,537	5,546	47	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,523	1,521	1,518	1,511	-12	-1%
Multiple Family	308	310	316	325	17	5%
Mobile Homes	31	31	31	31	0	0%
Other Residential	22	17	17	17	-4	-19%
Mixed Use	0	8	14	25	25	--
Industrial	517	524	519	516	-1	0%
Commercial/Services	538	532	529	516	-22	-4%
Office	112	123	137	149	37	33%
Schools	365	371	371	372	7	2%
Roads and Freeways	1,079	1,079	1,079	1,079	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	1,003	1,004	1,004	1,004	1	0%
Vacant Developable Acres	51	30	13	4	-47	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	5	3	2	-3	-62%
Multiple Family	3	3	2	0	-3	-100%
Mixed Use	2	2	1	0	-2	-100%
Industrial	7	0	0	0	-7	-100%
Commercial/Services	5	3	0	0	-5	-100%
Office	24	14	4	0	-24	-100%
Schools	2	1	0	0	-2	-100%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	60	60	60	60	0	0%
Employment Density <sup>3</sup>	27.1	29.0	30.3	31.2	4.1	15%
Residential Density <sup>4</sup>	9.7	10.0	10.7	11.9	2.2	22%

## 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