SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92154

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	81,484	100,079	135,908	140,662	59,178	73%
Household Population	75,218	87,272	122,953	127,607	52,389	70%
Group Quarters Population	6,266	12,807	12,955	13,055	6,789	108%
Civilian	6,266	12,807	12,955	13,055	6,789	108%
Military	0	0	0	0	0	0%
Total Housing Units	21,195	24,217	33,843	35,535	14,340	68%
Single Family	12,728	13,264	14,107	14,326	1,598	13%
Multiple Family	6,546	9,043	18,455	20,265	13,719	210%
Mobile Homes	1,921	1,910	1,281	944	-977	-51%
Occupied Housing Units	20,501	23,408	32,883	34,328	13,827	67%
Single Family	12,493	12,985	13,853	13,998	1,505	12%
Multiple Family	6,247	8,667	17,895	19,501	13,254	212%
Mobile Homes	1,761	1,756	1,135	829	-932	-53%
Vacancy Rate	3.3%	3.3%	2.8%	3.4%	0.1	3%
Single Family	1.8%	2.1%	1.8%	2.3%	0.5	28%
Multiple Family	4.6%	4.2%	3.0%	3.8%	-0.8	-17%
Mobile Homes	8.3%	8.1%	11.4%	12.2%	3.9	47%
Persons per Household	3.67	3.73	3.74	3.72	0.1	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	1,822	1,815	1,903	1,634	-188	-10%
$15,000-$29,999	2,796	2,928	3,174	2,820	24	1%
$30,000-$44,999	3,022	3,299	3,911	3,630	608	20%
$45,000-$59,999	2,960	3,167	3,983	3,826	866	29%
$60,000-$74,999	2,770	2,711	3,697	3,727	957	35%
$75,000-$99,999	3,024	3,515	5,145	5,331	2,307	76%
$100,000-$124,999	1,654	2,337	3,799	4,192	2,538	153%
$125,000-$149,999	962	1,433	2,563	3,049	2,087	217%
$150,000-$199,999	965	1,417	2,836	3,460	2,495	259%
$200,000 or more	526	786	1,872	2,659	2,133	406%
Total Households	20,501	23,408	32,883	34,328	13,827	67%
Median Household Income Adjusted for inflation ($2010)	$58,229	$62,739	$74,081	$82,161	$23,932	41%

*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
92154
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	81,484	100,079	135,908	140,662	59,178	73%
Under 5	5,831	8,064	9,572	8,771	2,940	50%
5 to 9	5,307	6,395	8,414	7,922	2,615	49%
10 to 14	6,020	6,554	8,610	8,669	2,649	44%
15 to 17	4,041	4,005	5,096	5,297	1,256	31%
18 to 19	2,936	2,636	3,244	3,370	434	15%
20 to 24	7,009	8,146	9,019	9,301	2,292	33%
25 to 29	6,291	8,372	8,946	8,537	2,246	36%
30 to 34	5,732	6,846	8,916	8,116	2,384	42%
35 to 39	5,336	6,550	9,348	7,864	2,528	47%
40 to 44	5,768	6,191	9,772	8,457	2,689	47%
45 to 49	5,644	6,280	8,395	9,056	3,412	60%
50 to 54	5,286	6,399	8,079	9,654	4,368	83%
55 to 59	4,646	6,183	7,285	9,762	5,116	110%
60 to 61	1,449	2,169	2,765	3,116	1,667	115%
62 to 64	2,105	3,121	4,268	4,578	2,473	117%
65 to 69	2,628	4,298	6,945	7,281	4,653	177%
70 to 74	2,006	3,330	6,498	6,383	4,377	218%
75 to 79	1,489	2,004	4,972	5,554	4,065	273%
80 to 84	1,156	1,340	3,298	4,471	3,315	287%
85 and over	804	1,196	2,466	4,503	3,699	460%
Median Age	32.9	34.3	38.3	41.5	8.6	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	81,484	100,079	135,908	140,662	59,178	73%
Hispanic	54,269	70,625	104,385	114,528	60,259	111%
Non-Hispanic	27,215	29,454	31,523	26,134	-1,081	-4%
White	10,661	10,715	7,758	2,931	-7,730	-73%
Black	3,827	4,612	5,532	5,423	1,596	42%
American Indian	148	119	48	11	-137	-93%
Asian	10,276	11,518	15,225	14,942	4,666	45%
Hawaiian / Pacific Islander	253	249	193	121	-132	-52%
Other	246	162	43	6	-240	-98%
Two or More Races	1,804	2,079	2,724	2,700	896	50%

GROWTH TRENDS IN TOTAL POPULATION
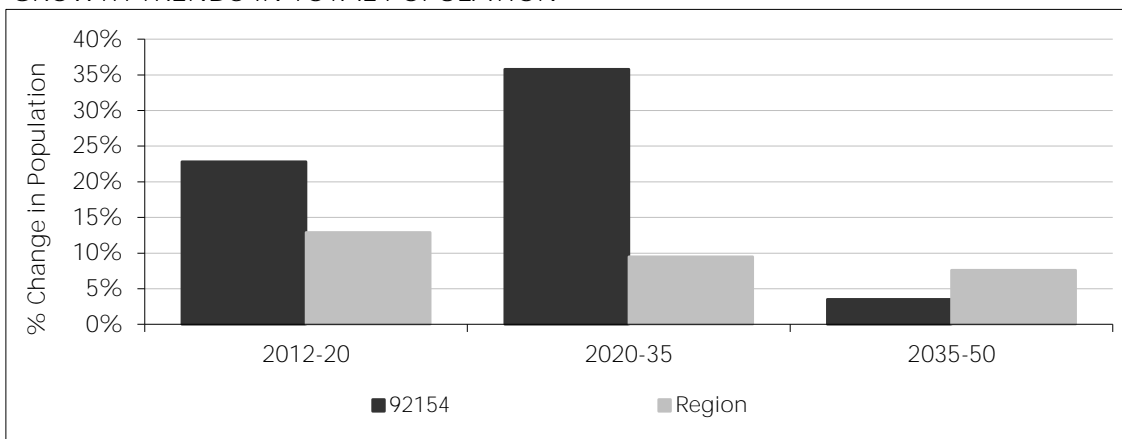
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	23,100	29,769	37,345	55,495	32,395	140%
Civilian Jobs	23,088	29,757	37,333	55,483	32,395	140%
Military Jobs	12	12	12	12	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	27,443	27,443	27,443	27,443	0	0%
Developed Acres	14,947	16,165	16,790	17,897	2,950	20%
Low Density Single Family	77	77	69	69	-8	-10%
Single Family	1,777	1,891	1,996	2,084	307	17%
Multiple Family	352	462	752	876	523	148%
Mobile Homes	172	171	91	68	-105	-61%
Other Residential	1,175	1,215	1,215	1,215	40	3%
Mixed Use	0	28	113	87	87	--
Industrial	2,607	2,711	2,943	3,689	1,082	41%
Commercial/Services	319	326	361	479	160	50%
Office	13	20	41	78	64	477%
Schools	382	372	394	437	55	14%
Roads and Freeways	2,018	2,073	2,073	2,073	56	3%
Agricultural and Extractive[2]	1,269	1,274	1,189	1,097	-172	-14%
Parks and Military Use	4,783	5,543	5,553	5,644	860	18%
Vacant Developable Acres	5,386	4,168	3,573	2,467	-2,919	-54%
Low Density Single Family	431	426	421	421	-10	-2%
Single Family	342	186	116	27	-315	-92%
Multiple Family	216	126	5	0	-216	-100%
Mixed Use	87	72	13	0	-87	-100%
Industrial	2,534	2,386	2,120	1,387	-1,147	-45%
Commercial/Services	192	181	156	62	-130	-68%
Office	89	82	68	34	-54	-61%
Schools	74	67	44	11	-63	-85%
Parks and Other	1,136	357	346	239	-897	-79%
Future Roads and Freeways	285	285	285	285	0	0%
Constrained Acres	7,110	7,110	7,110	7,110	0	0%
Employment Density[3]	6.9	8.6	9.8	11.7	4.8	69%
Residential Density[4]	6.0	6.3	8.1	8.2	2.2	37%

GROWTH TRENDS IN JOBS

Legend: 92154, Region
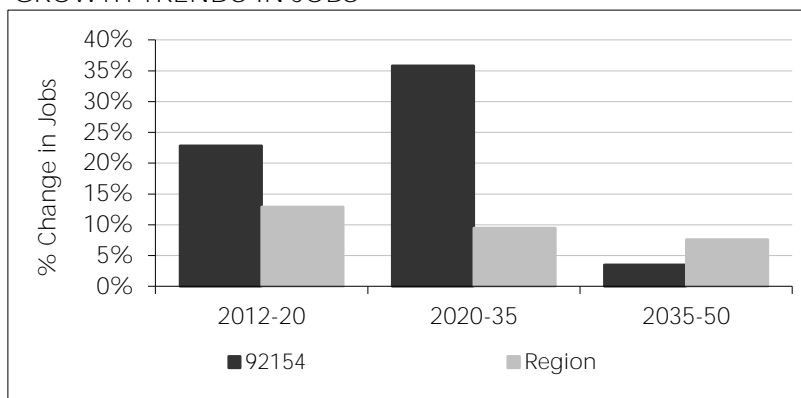
Notes:

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
92154
Page 3 of 3