

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92021

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	65,459	68,451	79,560	81,618	16,159	25%
Household Population	64,349	67,423	78,361	80,300	15,951	25%
Group Quarters Population	1,110	1,028	1,199	1,318	208	19%
Civilian	1,110	1,028	1,199	1,318	208	19%
Military	0	0	0	0	0	0%
Total Housing Units	23,768	24,423	27,907	29,052	5,284	22%
Single Family	11,088	11,890	15,443	15,984	4,896	44%
Multiple Family	8,254	8,356	8,593	9,478	1,224	15%
Mobile Homes	4,426	4,177	3,871	3,590	-836	-19%
Occupied Housing Units	22,708	23,292	26,876	27,675	4,967	22%
Single Family	10,485	11,203	14,789	15,145	4,660	44%
Multiple Family	8,053	8,160	8,427	9,219	1,166	14%
Mobile Homes	4,170	3,929	3,660	3,311	-859	-21%
Vacancy Rate	4.5%	4.6%	3.7%	4.7%	0.2	4%
Single Family	5.4%	5.8%	4.2%	5.2%	-0.2	-4%
Multiple Family	2.4%	2.3%	1.9%	2.7%	0.3	13%
Mobile Homes	5.8%	5.9%	5.5%	7.8%	2.0	34%
Persons per Household	2.83	2.89	2.92	2.90	0.1	2%

## 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	2,083	2,158	2,004	1,674	-409	-20%
\$15,000-\$29,999	3,310	3,237	3,143	2,846	-464	-14%
\$30,000-\$44,999	3,749	3,473	3,704	3,369	-380	-10%
\$45,000-\$59,999	3,383	3,257	3,422	3,417	34	1%
\$60,000-\$74,999	2,628	2,504	3,064	3,193	565	21%
\$75,000-\$99,999	3,116	3,282	4,008	4,206	1,090	35%
\$100,000-\$124,999	1,852	2,092	2,711	2,925	1,073	58%
\$125,000-\$149,999	976	1,262	1,706	2,089	1,113	114%
\$150,000-\$199,999	985	1,272	1,856	2,221	1,236	125%
\$200,000 or more	626	755	1,258	1,735	1,109	177%
Total Households	22,708	23,292	26,876	27,675	4,967	22%
Median Household Income						
Adjusted for inflation (\$2010)	\$54,808	\$57,794	\$65,703	\$71,892	\$17,084	31%

### \*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.

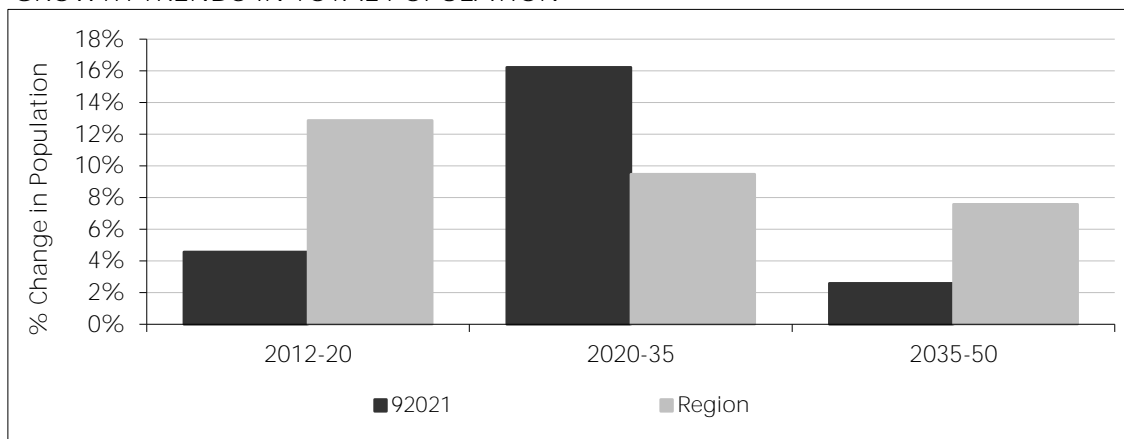
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	65,459	68,451	79,560	81,618	16,159	25%
Under 5	4,568	5,361	5,532	5,931	1,363	30%
5 to 9	4,168	4,565	5,030	5,365	1,197	29%
10 to 14	4,335	4,212	5,102	5,066	731	17%
15 to 17	2,850	2,415	2,957	2,778	-72	-3%
18 to 19	2,037	1,492	1,779	1,609	-428	-21%
20 to 24	4,994	4,833	5,063	4,701	-293	-6%
25 to 29	4,736	4,946	4,732	5,047	311	7%
30 to 34	4,329	4,404	4,579	5,012	683	16%
35 to 39	3,734	4,364	4,726	4,666	932	25%
40 to 44	4,098	3,905	5,078	4,516	418	10%
45 to 49	4,656	4,073	5,154	4,789	133	3%
50 to 54	4,954	4,378	5,258	5,117	163	3%
55 to 59	4,329	4,491	4,334	5,184	855	20%
60 to 61	1,534	1,855	1,610	1,857	323	21%
62 to 64	1,967	2,405	2,312	2,622	655	33%
65 to 69	2,614	3,632	3,860	4,367	1,753	67%
70 to 74	1,836	2,851	4,155	3,636	1,800	98%
75 to 79	1,441	1,873	3,575	3,063	1,622	113%
80 to 84	1,081	1,103	2,399	2,543	1,462	135%
85 and over	1,198	1,293	2,325	3,749	2,551	213%
Median Age	36.0	37.3	40.3	40.7	4.7	13%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	65,459	68,451	79,560	81,618	16,159	25%
Hispanic	17,394	20,893	28,698	33,993	16,599	95%
Non-Hispanic	48,065	47,558	50,862	47,625	-440	-1%
White	39,852	38,373	38,246	32,857	-6,995	-18%
Black	3,000	3,417	4,318	4,937	1,937	65%
American Indian	367	290	193	159	-208	-57%
Asian	1,824	2,188	3,756	4,757	2,933	161%
Hawaiian / Pacific Islander	244	303	441	530	286	117%
Other	140	131	136	169	29	21%
Two or More Races	2,638	2,856	3,772	4,216	1,578	60%

## GROWTH TRENDS IN TOTAL POPULATION



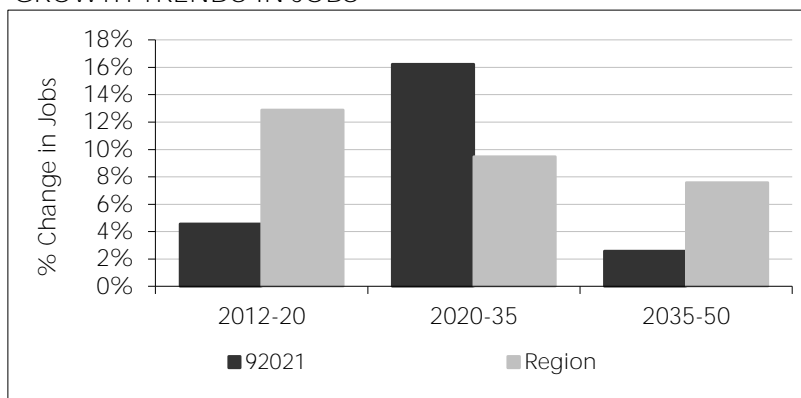
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	12,969	14,842	15,999	16,493	3,524	27%
Civilian Jobs	12,969	14,842	15,999	16,493	3,524	27%
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	18,804	18,804	18,804	18,804	0	0%
Developed Acres	11,059	12,252	13,663	13,765	2,707	24%
Low Density Single Family	4,071	5,148	6,357	6,388	2,318	57%
Single Family	2,451	2,505	2,869	2,948	497	20%
Multiple Family	314	319	329	366	51	16%
Mobile Homes	519	470	275	223	-297	-57%
Other Residential	14	14	12	12	-2	-13%
Mixed Use	0	0	0	0	0	0%
Industrial	124	183	184	186	62	50%
Commercial/Services	412	466	475	480	68	16%
Office	19	16	30	35	16	88%
Schools	218	218	218	218	0	0%
Roads and Freeways	1,344	1,344	1,344	1,344	0	0%
Agricultural and Extractive <sup>2</sup>	879	874	874	871	-8	-1%
Parks and Military Use	693	694	694	694	0	0%
Vacant Developable Acres	3,058	1,865	454	352	-2,707	-88%
Low Density Single Family	2,642	1,564	355	324	-2,318	-88%
Single Family	309	270	83	25	-285	-92%
Multiple Family	12	12	8	2	-10	-81%
Mixed Use	0	0	0	0	0	0%
Industrial	31	5	3	0	-31	-100%
Commercial/Services	62	13	5	0	-62	-100%
Office	1	0	0	0	-1	-97%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	0	0	-1	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	4,687	4,687	4,687	4,687	0	0%
Employment Density <sup>3</sup>	16.8	16.8	17.6	17.9	1.2	7%
Residential Density <sup>4</sup>	3.2	2.9	2.8	2.9	-0.3	-9%

## 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