SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92117

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	50,991	52,219	55,700	62,190	11,199	22%
Household Population	50,797	52,052	55,487	61,946	11,149	22%
Group Quarters Population	194	167	213	244	50	26%
Civilian	194	167	213	244	50	26%
Military	0	0	0	0	0	0%
Total Housing Units	21,179	21,232	22,473	25,413	4,234	20%
Single Family	14,859	14,884	15,035	15,066	207	1%
Multiple Family	5,995	6,348	7,438	10,347	4,352	73%
Mobile Homes	325	0	0	0	-325	-100%
Occupied Housing Units	20,475	20,465	21,818	24,458	3,983	19%
Single Family	14,428	14,413	14,659	14,640	212	1%
Multiple Family	5,722	6,052	7,159	9,818	4,096	72%
Mobile Homes	325	0	0	0	-325	-100%
Vacancy Rate	3.3%	3.6%	2.9%	3.8%	0.5	15%
Single Family	2.9%	3.2%	2.5%	2.8%	-0.1	-3%
Multiple Family	4.6%	4.7%	3.8%	5.1%	0.5	11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.48	2.54	2.54	2.53	0.0	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.
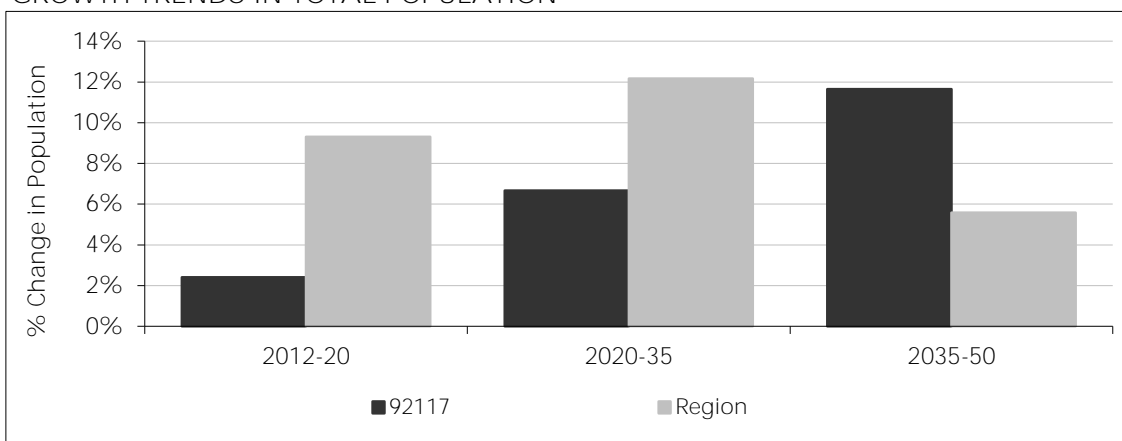
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	50,991	52,219	55,700	62,190	11,199	22%
Under 5	2,992	3,470	3,277	3,886	894	30%
5 to 9	2,633	2,915	3,018	3,498	865	33%
10 to 14	2,563	2,527	2,842	3,183	620	24%
15 to 17	1,785	1,576	1,815	1,939	154	9%
18 to 19	1,073	788	924	947	-126	-12%
20 to 24	3,402	3,175	3,171	3,454	52	2%
25 to 29	4,829	4,749	4,193	4,964	135	3%
30 to 34	4,354	4,205	3,800	4,648	294	7%
35 to 39	3,324	3,685	3,518	3,856	532	16%
40 to 44	3,233	2,991	3,566	3,505	272	8%
45 to 49	3,565	3,097	3,600	3,663	98	3%
50 to 54	3,835	3,230	3,576	3,728	-107	-3%
55 to 59	3,470	3,505	3,028	3,850	380	11%
60 to 61	1,141	1,351	1,060	1,294	153	13%
62 to 64	1,554	1,810	1,582	1,952	398	26%
65 to 69	1,933	2,588	2,498	2,943	1,010	52%
70 to 74	1,568	2,484	3,137	3,027	1,459	93%
75 to 79	1,346	1,733	2,984	2,756	1,410	105%
80 to 84	1,270	1,221	2,427	2,476	1,206	95%
85 and over	1,121	1,119	1,684	2,621	1,500	134%
Median Age	37.8	38.7	41.8	41.0	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	50,991	52,219	55,700	62,190	11,199	22%
Hispanic	11,709	14,240	19,015	25,061	13,352	114%
Non-Hispanic	39,282	37,979	36,685	37,129	-2,153	-5%
White	31,193	29,457	25,741	23,449	-7,744	-25%
Black	951	996	1,114	1,323	372	39%
American Indian	159	146	162	159	0	0%
Asian	4,837	5,067	6,730	8,426	3,589	74%
Hawaiian / Pacific Islander	202	224	302	408	206	102%
Other	137	127	126	143	6	4%
Two or More Races	1,803	1,962	2,510	3,221	1,418	79%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	12,597	16,645	17,982	19,137	6,540	52%
Civilian Jobs	12,597	16,645	17,982	19,137	6,540	52%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	5,568	5,568	5,568	5,568	0	0%
Developed Acres	5,429	5,442	5,480	5,500	71	1%
Low Density Single Family	0	9	42	52	52	--
Single Family	2,554	2,551	2,544	2,536	-18	-1%
Multiple Family	213	218	229	242	29	14%
Mobile Homes	34	0	0	0	-34	-100%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	31	61	94	94	--
Industrial	126	102	103	105	-21	-17%
Commercial/Services	247	219	189	163	-84	-34%
Office	39	72	72	68	29	74%
Schools	276	276	276	276	0	0%
Roads and Freeways	1,198	1,223	1,223	1,223	25	2%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	740	740	740	740	0	0%
Vacant Developable Acres	86	73	35	16	-71	-82%
Low Density Single Family	56	47	14	4	-52	-93%
Single Family	16	14	10	7	-9	-55%
Multiple Family	3	2	1	0	-3	-100%
Mixed Use	2	1	1	0	-2	-100%
Industrial	4	3	2	0	-4	-100%
Commercial/Services	3	2	1	0	-3	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	53	53	53	53	0	0%
Employment Density[3]	18.3	24.3	26.8	29.0	10.7	59%
Residential Density[4]	7.6	7.6	7.9	8.8	1.3	17%

GROWTH TRENDS IN JOBS
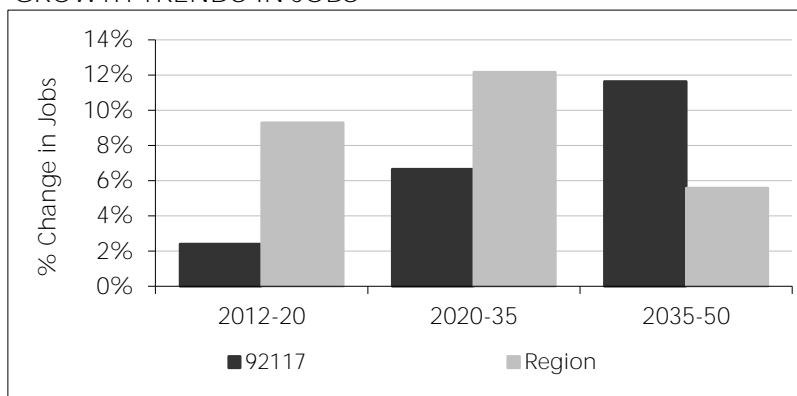
Notes:

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

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