

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92019

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,245	44,051	45,878	46,595	3,350	8%
Household Population	42,891	43,742	45,469	46,119	3,228	8%
Group Quarters Population	354	309	409	476	122	34%
Civilian	354	309	409	476	122	34%
Military	0	0	0	0	0	0%
Total Housing Units	15,677	15,817	16,278	16,666	989	6%
Single Family	10,008	10,148	10,624	10,864	856	9%
Multiple Family	4,801	4,801	4,801	4,967	166	3%
Mobile Homes	868	868	853	835	-33	-4%
Occupied Housing Units	15,135	15,207	15,766	16,033	898	6%
Single Family	9,751	9,848	10,369	10,553	802	8%
Multiple Family	4,568	4,542	4,593	4,717	149	3%
Mobile Homes	816	817	804	763	-53	-6%
Vacancy Rate	3.5%	3.9%	3.1%	3.8%	0.3	9%
Single Family	2.6%	3.0%	2.4%	2.9%	0.3	12%
Multiple Family	4.9%	5.4%	4.3%	5.0%	0.1	2%
Mobile Homes	6.0%	5.9%	5.7%	8.6%	2.6	43%
Persons per Household	2.83	2.88	2.88	2.88	0.0	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	943	1,095	978	859	-84	-9%
\$15,000-\$29,999	1,341	1,792	1,574	1,348	7	1%
\$30,000-\$44,999	1,909	1,784	1,707	1,619	-290	-15%
\$45,000-\$59,999	1,425	1,554	1,555	1,580	155	11%
\$60,000-\$74,999	1,301	1,586	1,475	1,327	26	2%
\$75,000-\$99,999	2,398	1,904	2,032	2,154	-244	-10%
\$100,000-\$124,999	1,539	1,492	1,649	1,643	104	7%
\$125,000-\$149,999	1,090	1,078	1,181	1,289	199	18%
\$150,000-\$199,999	1,393	1,321	1,523	1,698	305	22%
\$200,000 or more	1,796	1,601	2,092	2,516	720	40%
Total Households	15,135	15,207	15,766	16,033	898	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$81,761	\$73,038	\$82,308	\$89,897	\$8,136	10%

*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.

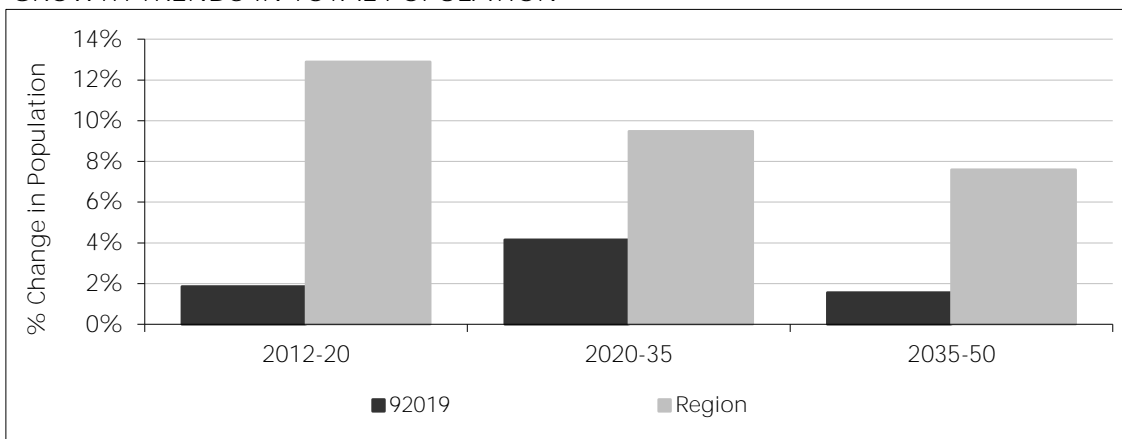
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,245	44,051	45,878	46,595	3,350	8%
Under 5	2,410	2,813	2,664	2,881	471	20%
5 to 9	2,538	2,760	2,695	2,904	366	14%
10 to 14	3,036	2,894	3,064	3,048	12	0%
15 to 17	2,102	1,747	1,931	1,943	-159	-8%
18 to 19	1,439	1,026	1,151	973	-466	-32%
20 to 24	3,240	3,049	3,039	2,796	-444	-14%
25 to 29	2,799	2,818	2,614	2,753	-46	-2%
30 to 34	2,554	2,602	2,427	2,715	161	6%
35 to 39	2,255	2,544	2,558	2,490	235	10%
40 to 44	2,625	2,524	2,959	2,644	19	1%
45 to 49	3,088	2,695	3,009	2,803	-285	-9%
50 to 54	3,523	2,975	3,191	3,145	-378	-11%
55 to 59	3,148	3,229	2,743	3,354	206	7%
60 to 61	1,146	1,292	988	1,139	-7	-1%
62 to 64	1,611	1,831	1,514	1,729	118	7%
65 to 69	2,086	2,683	2,530	2,742	656	31%
70 to 74	1,185	1,892	2,271	2,028	843	71%
75 to 79	936	1,212	1,988	1,613	677	72%
80 to 84	733	674	1,319	1,213	480	65%
85 and over	791	791	1,223	1,682	891	113%
Median Age	38.3	39.6	41.3	41.5	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,245	44,051	45,878	46,595	3,350	8%
Hispanic	8,663	10,633	14,662	19,067	10,404	120%
Non-Hispanic	34,582	33,418	31,216	27,528	-7,054	-20%
White	29,356	27,553	23,117	17,363	-11,993	-41%
Black	1,566	1,805	2,352	2,989	1,423	91%
American Indian	256	216	210	168	-88	-34%
Asian	1,470	1,737	2,829	3,731	2,261	154%
Hawaiian / Pacific Islander	123	116	164	215	92	75%
Other	83	77	96	99	16	19%
Two or More Races	1,728	1,914	2,448	2,963	1,235	71%

GROWTH TRENDS IN TOTAL POPULATION



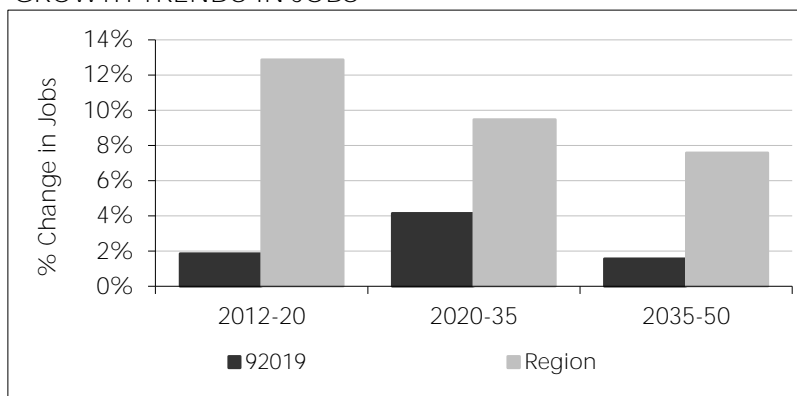
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	11,374	11,738	12,085	12,086	712	6%
Civilian Jobs	11,374	11,738	12,085	12,086	712	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	18,784	18,784	18,784	18,784	0	0%
Developed Acres	10,464	11,968	13,041	13,963	3,499	33%
Low Density Single Family	2,900	4,091	5,056	5,900	2,999	103%
Single Family	3,773	3,785	3,986	4,092	320	8%
Multiple Family	237	237	237	243	6	3%
Mobile Homes	93	93	92	90	-3	-4%
Other Residential	38	38	29	29	-9	-23%
Mixed Use	0	0	0	0	0	0%
Industrial	37	38	37	37	0	-1%
Commercial/Services	768	852	860	860	92	12%
Office	0	0	0	0	0	--
Schools	441	443	444	444	4	1%
Roads and Freeways	1,031	1,031	1,031	1,031	0	0%
Agricultural and Extractive ²	120	120	102	93	-27	-23%
Parks and Military Use	1,026	1,240	1,166	1,144	118	11%
Vacant Developable Acres	4,780	3,276	2,203	1,281	-3,499	-73%
Low Density Single Family	4,260	3,069	2,104	1,261	-2,999	-70%
Single Family	202	188	89	11	-191	-95%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-100%
Commercial/Services	89	6	0	0	-89	-100%
Office	0	0	0	0	0	0%
Schools	4	2	0	0	-4	-100%
Parks and Other	219	5	4	4	-215	-98%
Future Roads and Freeways	5	5	5	5	0	0%
Constrained Acres	3,540	3,540	3,540	3,540	0	0%
Employment Density ³	9.1	8.8	9.0	9.0	-0.1	-1%
Residential Density ⁴	2.2	1.9	1.7	1.6	-0.6	-28%

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