

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92024

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,143	53,795	55,812	57,050	5,907	12%
Household Population	50,500	53,197	55,118	56,293	5,793	11%
Group Quarters Population	643	598	694	757	114	18%
Civilian	643	598	694	757	114	18%
Military	0	0	0	0	0	0%
Total Housing Units	21,582	22,205	22,729	23,544	1,962	9%
Single Family	16,704	17,261	17,498	17,658	954	6%
Multiple Family	4,102	4,168	4,455	5,110	1,008	25%
Mobile Homes	776	776	776	776	0	0%
Occupied Housing Units	20,667	21,199	21,894	22,451	1,784	9%
Single Family	16,055	16,515	16,914	16,915	860	5%
Multiple Family	3,877	3,946	4,247	4,819	942	24%
Mobile Homes	735	738	733	717	-18	-2%
Vacancy Rate	4.2%	4.5%	3.7%	4.6%	0.4	10%
Single Family	3.9%	4.3%	3.3%	4.2%	0.3	8%
Multiple Family	5.5%	5.3%	4.7%	5.7%	0.2	4%
Mobile Homes	5.3%	4.9%	5.5%	7.6%	2.3	43%
Persons per Household	2.44	2.51	2.52	2.51	0.1	3%

## 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	1,487	1,594	1,430	1,280	-207	-14%
\$15,000-\$29,999	1,587	1,757	1,606	1,467	-120	-8%
\$30,000-\$44,999	2,038	1,870	1,755	1,634	-404	-20%
\$45,000-\$59,999	1,967	1,788	1,738	1,672	-295	-15%
\$60,000-\$74,999	1,584	1,668	1,644	1,586	2	0%
\$75,000-\$99,999	2,609	2,444	2,467	2,416	-193	-7%
\$100,000-\$124,999	2,044	2,012	2,069	2,111	67	3%
\$125,000-\$149,999	1,512	1,630	1,707	1,784	272	18%
\$150,000-\$199,999	1,973	2,329	2,547	2,720	747	38%
\$200,000 or more	3,866	4,107	4,931	5,781	1,915	50%
Total Households	20,667	21,199	21,894	22,451	1,784	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$91,007	\$94,666	\$103,710	\$113,862	\$22,855	25%

### \*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.

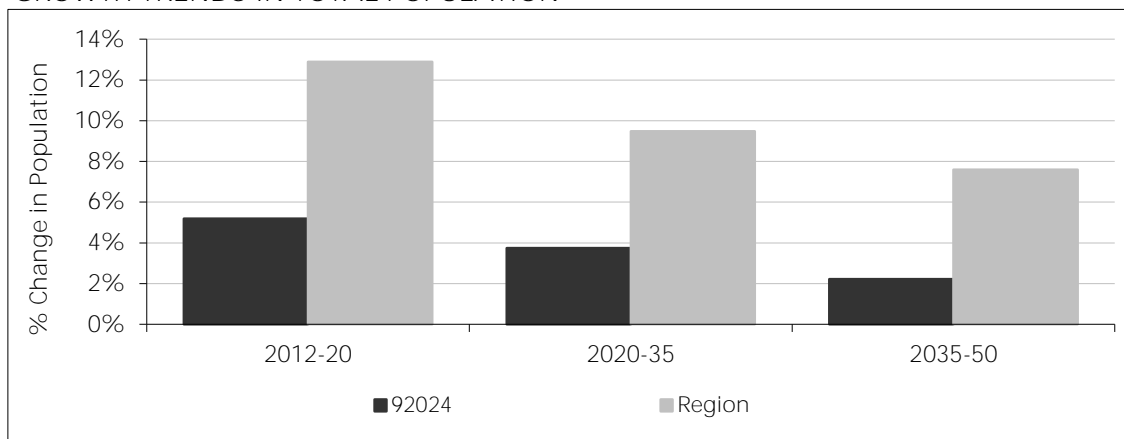
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,143	53,795	55,812	57,050	5,907	12%
Under 5	2,783	3,271	2,917	3,406	623	22%
5 to 9	2,867	3,205	2,899	3,320	453	16%
10 to 14	3,059	2,959	3,165	3,078	19	1%
15 to 17	2,013	1,650	1,946	1,656	-357	-18%
18 to 19	1,378	909	1,035	747	-631	-46%
20 to 24	2,039	1,940	1,957	1,650	-389	-19%
25 to 29	2,805	2,883	2,462	2,636	-169	-6%
30 to 34	3,281	3,395	2,790	3,449	168	5%
35 to 39	3,347	4,043	3,538	3,878	531	16%
40 to 44	3,729	3,502	3,914	3,376	-353	-9%
45 to 49	3,846	3,147	3,630	2,901	-945	-25%
50 to 54	4,129	3,394	3,774	3,226	-903	-22%
55 to 59	4,182	4,421	3,625	4,011	-171	-4%
60 to 61	1,544	1,914	1,415	1,603	59	4%
62 to 64	2,169	2,592	2,059	2,433	264	12%
65 to 69	2,461	3,403	3,145	3,534	1,073	44%
70 to 74	1,447	2,470	3,050	2,605	1,158	80%
75 to 79	1,143	1,564	2,765	2,155	1,012	89%
80 to 84	995	1,043	2,184	2,023	1,028	103%
85 and over	1,926	2,090	3,542	5,363	3,437	178%
Median Age	42.7	43.8	46.8	47.3	4.6	11%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,143	53,795	55,812	57,050	5,907	12%
Hispanic	7,770	9,087	10,402	11,365	3,595	46%
Non-Hispanic	43,373	44,708	45,410	45,685	2,312	5%
White	39,179	40,163	40,121	39,977	798	2%
Black	303	352	317	298	-5	-2%
American Indian	111	84	40	26	-85	-77%
Asian	2,286	2,476	3,146	3,471	1,185	52%
Hawaiian / Pacific Islander	71	71	72	77	6	8%
Other	152	114	40	24	-128	-84%
Two or More Races	1,271	1,448	1,674	1,812	541	43%

## GROWTH TRENDS IN TOTAL POPULATION



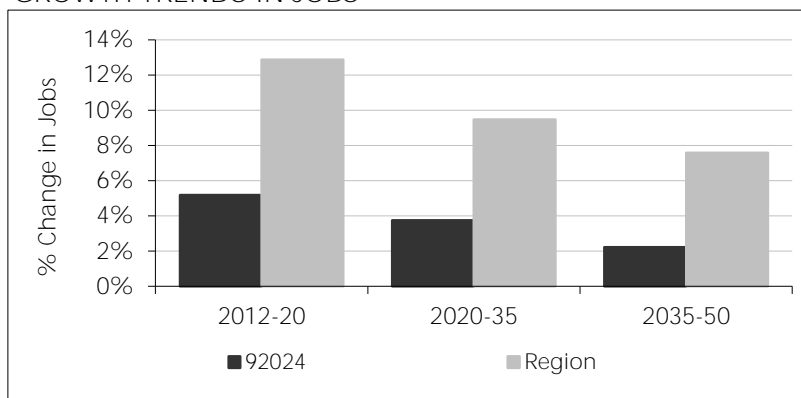
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	23,850	24,760	26,011	27,013	3,163	13%
Civilian Jobs	23,850	24,760	26,011	27,013	3,163	13%
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	12,051	12,051	12,051	12,051	0	0%
Developed Acres	8,399	8,851	9,094	9,197	798	10%
Low Density Single Family	1,543	1,782	1,929	1,982	439	28%
Single Family	3,341	3,561	3,660	3,720	379	11%
Multiple Family	221	224	231	233	12	5%
Mobile Homes	64	64	64	64	0	0%
Other Residential	19	19	19	19	1	4%
Mixed Use	0	27	42	62	62	--
Industrial	107	53	54	56	-50	-47%
Commercial/Services	644	647	654	643	-1	0%
Office	63	76	79	82	18	29%
Schools	160	160	163	166	6	3%
Roads and Freeways	1,408	1,462	1,462	1,462	54	4%
Agricultural and Extractive <sup>2</sup>	374	323	271	242	-132	-35%
Parks and Military Use	454	454	465	465	11	3%
Vacant Developable Acres	977	531	288	185	-792	-81%
Low Density Single Family	540	301	153	100	-440	-81%
Single Family	331	154	97	61	-271	-82%
Multiple Family	4	3	2	1	-3	-82%
Mixed Use	7	0	0	0	-7	-96%
Industrial	1	1	1	0	-1	-100%
Commercial/Services	46	36	15	9	-36	-80%
Office	20	8	6	4	-16	-81%
Schools	10	10	7	5	-6	-54%
Parks and Other	11	11	0	0	-11	-100%
Future Roads and Freeways	6	6	6	6	0	0%
Constrained Acres	2,669	2,669	2,669	2,669	0	0%
Employment Density <sup>3</sup>	24.5	26.1	26.8	27.6	3.1	13%
Residential Density <sup>4</sup>	4.2	3.9	3.8	3.9	-0.3	-6%

## 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