SERIES 13 REGIONAL GROWTH FORECAST

SANDAG

ZIP Code 92065

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,146	39,006	43,415	45,724	9,578	26%
Household Population	35,972	38,884	43,171	45,387	9,415	26%
Group Quarters Population	174	122	244	337	163	94%
Civilian	174	122	244	337	163	94%
Military	0	0	0	0	0	0%
Total Housing Units	12,435	13,214	14,532	15,426	2,991	24%
Single Family	10,388	11,155	12,469	12,954	2,566	25%
Multiple Family	1,565	1,577	1,581	1,990	425	27%
Mobile Homes	482	482	482	482	0	0%
Occupied Housing Units	12,120	12,863	14,243	15,025	2,905	24%
Single Family	10,181	10,911	12,278	12,698	2,517	25%
Multiple Family	1,476	1,487	1,503	1,875	399	27%
Mobile Homes	463	465	462	452	-11	-2%
Vacancy Rate	2.5%	2.7%	2.0%	2.6%	0.1	4%
Single Family	2.0%	2.2%	1.5%	2.0%	0.0	0%
Multiple Family	5.7%	5.7%	4.9%	5.8%	0.1	2%
Mobile Homes	3.9%	3.5%	4.1%	6.2%	2.3	59%
Persons per Household	2.97	3.02	3.03	3.02	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	638	679	631	557	-81	-13%
$15,000-$29,999	1,127	1,007	951	860	-267	-24%
$30,000-$44,999	1,211	1,231	1,210	1,133	-78	-6%
$45,000-$59,999	1,123	1,275	1,297	1,258	135	12%
$60,000-$74,999	1,266	1,235	1,283	1,271	5	0%
$75,000-$99,999	1,903	1,843	1,985	2,006	103	5%
$100,000-$124,999	1,326	1,497	1,666	1,754	428	32%
$125,000-$149,999	972	1,161	1,350	1,464	492	51%
$150,000-$199,999	1,345	1,489	1,836	2,090	745	55%
$200,000 or more	1,209	1,446	2,034	2,632	1,423	118%
Total Households	12,120	12,863	14,243	15,025	2,905	24%
Median Household Income Adjusted for inflation ($2010)	$84,130	$88,626	$97,034	$106,093	$21,963	26%

*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.
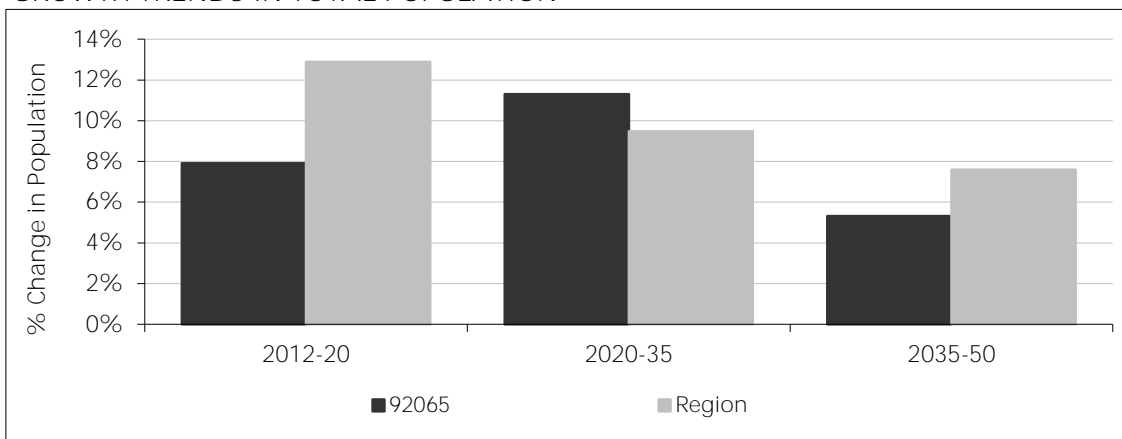
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,146	39,006	43,415	45,724	9,578	26%
Under 5	1,995	2,505	2,462	2,866	871	44%
5 to 9	2,221	2,561	2,657	3,031	810	36%
10 to 14	2,607	2,588	2,962	3,117	510	20%
15 to 17	1,904	1,674	2,070	1,982	78	4%
18 to 19	1,359	1,008	1,187	995	-364	-27%
20 to 24	2,530	2,457	2,607	2,437	-93	-4%
25 to 29	2,015	2,187	2,073	2,305	290	14%
30 to 34	1,723	1,880	1,815	2,218	495	29%
35 to 39	1,841	2,284	2,335	2,547	706	38%
40 to 44	2,266	2,266	2,788	2,554	288	13%
45 to 49	2,713	2,461	3,018	2,730	17	1%
50 to 54	3,327	2,905	3,393	3,222	-105	-3%
55 to 59	2,958	3,115	2,768	3,286	328	11%
60 to 61	973	1,218	961	1,141	168	17%
62 to 64	1,401	1,766	1,544	1,901	500	36%
65 to 69	1,568	2,293	2,376	2,762	1,194	76%
70 to 74	991	1,712	2,236	2,023	1,032	104%
75 to 79	691	956	1,827	1,504	813	118%
80 to 84	550	574	1,270	1,332	782	142%
85 and over	513	596	1,066	1,771	1,258	245%
Median Age	39.7	40.8	42.8	42.7	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,146	39,006	43,415	45,724	9,578	26%
Hispanic	8,838	10,841	14,263	17,115	8,277	94%
Non-Hispanic	27,308	28,165	29,152	28,609	1,301	5%
White	25,341	25,948	26,266	25,218	-123	0%
Black	286	319	367	395	109	38%
American Indian	251	185	91	59	-192	-76%
Asian	550	701	1,154	1,478	928	169%
Hawaiian / Pacific Islander	92	105	122	146	54	59%
Other	46	44	39	39	-7	-15%
Two or More Races	742	863	1,113	1,274	532	72%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	6,055	6,884	7,653	7,917	1,862	31%
Civilian Jobs	6,055	6,884	7,653	7,917	1,862	31%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	117,428	117,428	117,428	117,428	0	0%
Developed Acres	38,089	43,236	51,471	52,906	14,817	39%
Low Density Single Family	21,336	25,903	33,830	35,126	13,790	65%
Single Family	2,802	3,084	3,427	3,534	732	26%
Multiple Family	64	65	66	89	25	39%
Mobile Homes	170	168	165	164	-7	-4%
Other Residential	2	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	524	561	590	607	83	16%
Commercial/Services	918	1,265	1,245	1,257	338	37%
Office	12	16	17	17	4	35%
Schools	176	176	176	176	0	0%
Roads and Freeways	1,673	1,673	1,673	1,673	0	0%
Agricultural and Extractive[2]	8,667	8,446	8,414	8,397	-270	-3%
Parks and Military Use	1,743	1,877	1,868	1,868	124	7%
Vacant Developable Acres	27,743	22,596	14,361	12,926	-14,817	-53%
Low Density Single Family	26,334	21,767	13,839	12,544	-13,790	-52%
Single Family	930	706	444	341	-588	-63%
Multiple Family	17	17	17	0	-17	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	80	52	25	17	-63	-78%
Commercial/Services	211	54	36	22	-189	-89%
Office	1	1	0	0	-1	-61%
Schools	0	0	0	0	0	0%
Parks and Other	170	0	0	0	-170	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	51,596	51,596	51,596	51,596	0	0%
Employment Density[3]	3.7	3.4	3.8	3.8	0.1	4%
Residential Density[4]	0.5	0.5	0.4	0.4	-0.1	-22%

GROWTH TRENDS IN JOBS
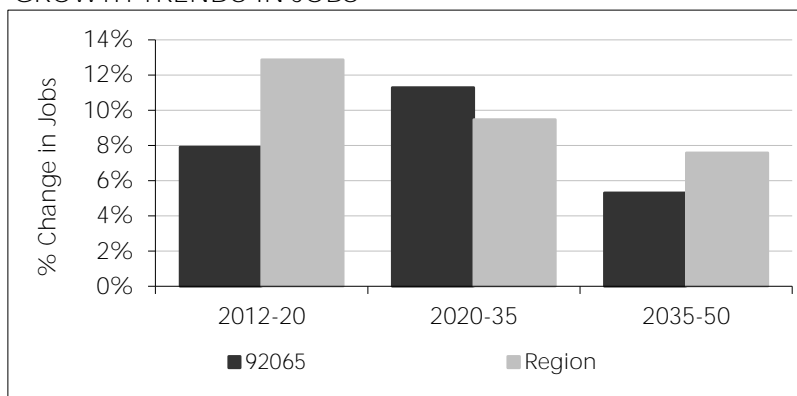
Notes:

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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