

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92040

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	41,489	46,092	54,559	59,011	17,522	42%
Household Population	41,178	45,862	54,232	58,620	17,442	42%
Group Quarters Population	311	230	327	391	80	26%
Civilian	311	230	327	391	80	26%
Military	0	0	0	0	0	0%
Total Housing Units	15,532	17,013	20,114	21,899	6,367	41%
Single Family	10,015	11,615	14,739	15,073	5,058	51%
Multiple Family	3,608	3,534	3,525	4,976	1,368	38%
Mobile Homes	1,909	1,864	1,850	1,850	-59	-3%
Occupied Housing Units	14,873	16,278	19,387	20,970	6,097	41%
Single Family	9,714	11,210	14,327	14,535	4,821	50%
Multiple Family	3,366	3,302	3,312	4,716	1,350	40%
Mobile Homes	1,793	1,766	1,748	1,719	-74	-4%
Vacancy Rate	4.2%	4.3%	3.6%	4.2%	0.0	0%
Single Family	3.0%	3.5%	2.8%	3.6%	0.6	20%
Multiple Family	6.7%	6.6%	6.0%	5.2%	-1.5	-22%
Mobile Homes	6.1%	5.3%	5.5%	7.1%	1.0	16%
Persons per Household	2.77	2.82	2.80	2.80	0.0	1%

## 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	922	898	862	808	-114	-12%
\$15,000-\$29,999	1,957	1,497	1,554	1,414	-543	-28%
\$30,000-\$44,999	1,462	1,942	1,980	1,929	467	32%
\$45,000-\$59,999	1,947	1,946	2,244	2,145	198	10%
\$60,000-\$74,999	1,732	1,877	2,133	2,146	414	24%
\$75,000-\$99,999	2,281	2,569	2,989	3,194	913	40%
\$100,000-\$124,999	1,639	1,847	2,350	2,730	1,091	67%
\$125,000-\$149,999	950	1,271	1,734	1,934	984	104%
\$150,000-\$199,999	1,133	1,412	1,948	2,462	1,329	117%
\$200,000 or more	850	1,019	1,593	2,208	1,358	160%
Total Households	14,873	16,278	19,387	20,970	6,097	41%
Median Household Income						
Adjusted for inflation (\$2010)	\$69,947	\$74,832	\$82,699	\$90,991	\$21,044	30%

### \*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.

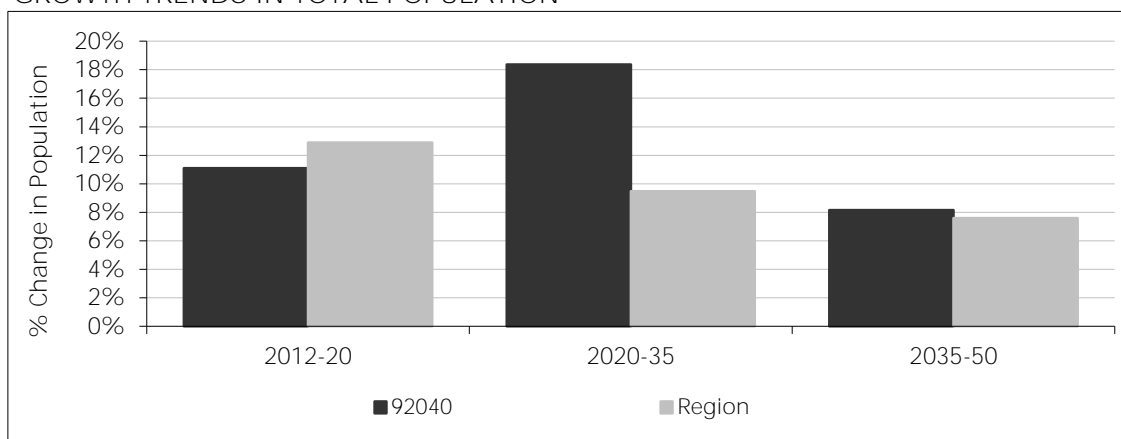
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	41,489	46,092	54,559	59,011	17,522	42%
Under 5	2,568	3,283	3,344	4,108	1,540	60%
5 to 9	2,709	3,185	3,437	4,128	1,419	52%
10 to 14	2,749	2,815	3,264	3,509	760	28%
15 to 17	1,895	1,742	2,283	2,178	283	15%
18 to 19	1,407	1,021	1,261	1,029	-378	-27%
20 to 24	2,764	2,743	3,118	2,909	145	5%
25 to 29	2,745	2,929	2,894	3,227	482	18%
30 to 34	2,398	2,644	2,543	3,368	970	40%
35 to 39	2,139	2,696	2,805	3,238	1,099	51%
40 to 44	2,528	2,497	3,308	3,132	604	24%
45 to 49	3,025	2,713	3,539	3,262	237	8%
50 to 54	3,621	3,091	3,927	3,774	153	4%
55 to 59	3,067	3,424	3,163	3,820	753	25%
60 to 61	1,078	1,472	1,263	1,565	487	45%
62 to 64	1,450	1,907	1,796	2,363	913	63%
65 to 69	1,820	2,751	2,927	3,431	1,611	89%
70 to 74	1,213	2,308	3,230	2,948	1,735	143%
75 to 79	885	1,288	2,918	2,441	1,556	176%
80 to 84	737	780	1,990	1,912	1,175	159%
85 and over	691	803	1,549	2,669	1,978	286%
Median Age	38.5	40.0	43.5	42.9	4.4	11%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	41,489	46,092	54,559	59,011	17,522	42%
Hispanic	7,725	9,776	13,591	16,863	9,138	118%
Non-Hispanic	33,764	36,316	40,968	42,148	8,384	25%
White	30,296	32,356	35,492	35,395	5,099	17%
Black	601	740	1,076	1,289	688	114%
American Indian	734	595	324	189	-545	-74%
Asian	710	914	1,697	2,398	1,688	238%
Hawaiian / Pacific Islander	116	153	233	301	185	159%
Other	27	45	92	84	57	211%
Two or More Races	1,280	1,513	2,054	2,492	1,212	95%

## GROWTH TRENDS IN TOTAL POPULATION



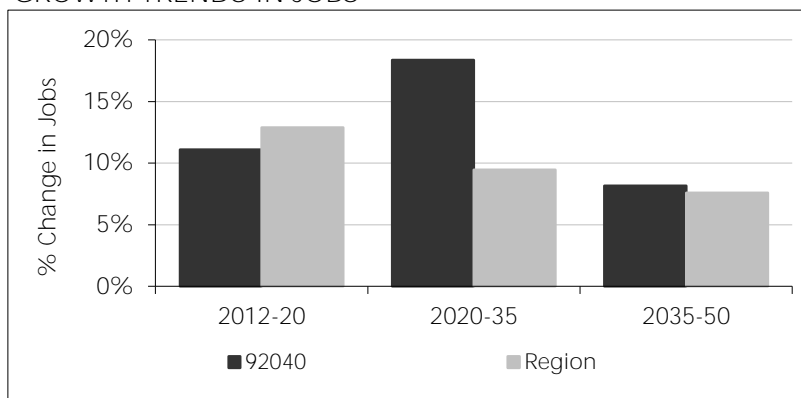
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	11,662	13,102	14,570	17,269	5,607	48%
Civilian Jobs	11,662	13,102	14,570	17,269	5,607	48%
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	45,906	45,906	45,906	45,906	0	0%
Developed Acres	11,780	12,830	14,798	17,234	5,454	46%
Low Density Single Family	3,982	4,803	6,461	8,569	4,587	115%
Single Family	3,900	4,073	4,414	4,427	527	14%
Multiple Family	131	129	128	205	73	56%
Mobile Homes	287	221	69	39	-248	-86%
Other Residential	5	3	2	2	-3	-57%
Mixed Use	0	0	0	0	0	0%
Industrial	280	382	480	729	449	160%
Commercial/Services	256	300	326	327	70	27%
Office	10	9	9	8	-1	-12%
Schools	169	169	169	169	0	0%
Roads and Freeways	1,125	1,125	1,125	1,125	0	0%
Agricultural and Extractive <sup>2</sup>	696	677	677	643	-53	-8%
Parks and Military Use	940	940	938	992	52	5%
Vacant Developable Acres	10,977	9,927	7,959	5,523	-5,454	-50%
Low Density Single Family	9,833	9,011	7,354	5,246	-4,587	-47%
Single Family	371	251	61	40	-331	-89%
Multiple Family	5	4	4	0	-5	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	629	560	456	208	-421	-67%
Commercial/Services	72	33	18	17	-56	-77%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	65	65	65	12	-54	-82%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	23,149	23,149	23,149	23,149	0	0%
Employment Density <sup>3</sup>	16.3	15.2	14.8	14.0	-2.3	-14%
Residential Density <sup>4</sup>	1.9	1.8	1.8	1.7	-0.2	-12%

## 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