SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92131

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	34,869	36,507	37,584	39,120	4,251	12%
Household Population	34,811	36,455	37,517	39,044	4,233	12%
Group Quarters Population	58	52	67	76	18	31%
Civilian	58	52	67	76	18	31%
Military	0	0	0	0	0	0%
Total Housing Units	12,347	12,665	12,954	13,602	1,255	10%
Single Family	9,733	9,905	9,956	10,009	276	3%
Multiple Family	2,614	2,760	2,998	3,593	979	37%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	12,149	12,448	12,788	13,390	1,241	10%
Single Family	9,627	9,783	9,874	9,893	266	3%
Multiple Family	2,522	2,665	2,914	3,497	975	39%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.6%	1.7%	1.3%	1.6%	0.0	0%
Single Family	1.1%	1.2%	0.8%	1.2%	0.1	9%
Multiple Family	3.5%	3.4%	2.8%	2.7%	-0.8	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.87	2.93	2.93	2.92	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	34,869	36,507	37,584	39,120	4,251	12%
Under 5	2,172	2,690	2,375	2,802	630	29%
5 to 9	2,621	3,076	2,892	3,238	617	24%
10 to 14	2,922	2,773	3,011	3,026	104	4%
15 to 17	1,788	1,546	1,828	1,621	-167	-9%
18 to 19	1,186	757	891	711	-475	-40%
20 to 24	1,387	1,290	1,331	1,225	-162	-12%
25 to 29	1,437	1,504	1,254	1,464	27	2%
30 to 34	1,762	1,841	1,609	1,995	233	13%
35 to 39	2,447	2,914	2,637	2,951	504	21%
40 to 44	2,930	2,920	3,234	2,911	-19	-1%
45 to 49	3,188	2,818	3,181	2,767	-421	-13%
50 to 54	3,129	2,741	2,980	2,719	-410	-13%
55 to 59	2,623	2,705	2,348	2,732	109	4%
60 to 61	777	921	740	855	78	10%
62 to 64	1,265	1,496	1,280	1,519	254	20%
65 to 69	1,387	1,968	1,931	2,177	790	57%
70 to 74	707	1,157	1,523	1,477	770	109%
75 to 79	468	642	1,143	1,046	578	124%
80 to 84	323	340	696	741	418	129%
85 and over	350	408	700	1,143	793	227%
Median Age	39.4	39.8	41.5	40.9	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	34,869	36,507	37,584	39,120	4,251	12%
Hispanic	3,141	3,813	4,670	5,856	2,715	86%
Non-Hispanic	31,728	32,694	32,914	33,264	1,536	5%
White	21,479	21,138	18,426	16,689	-4,790	-22%
Black	716	814	958	1,111	395	55%
American Indian	70	79	107	98	28	40%
Asian	7,963	8,854	11,078	12,501	4,538	57%
Hawaiian / Pacific Islander	66	117	210	301	235	356%
Other	78	99	128	142	64	82%
Two or More Races	1,356	1,593	2,007	2,422	1,066	79%

GROWTH TRENDS IN TOTAL POPULATION
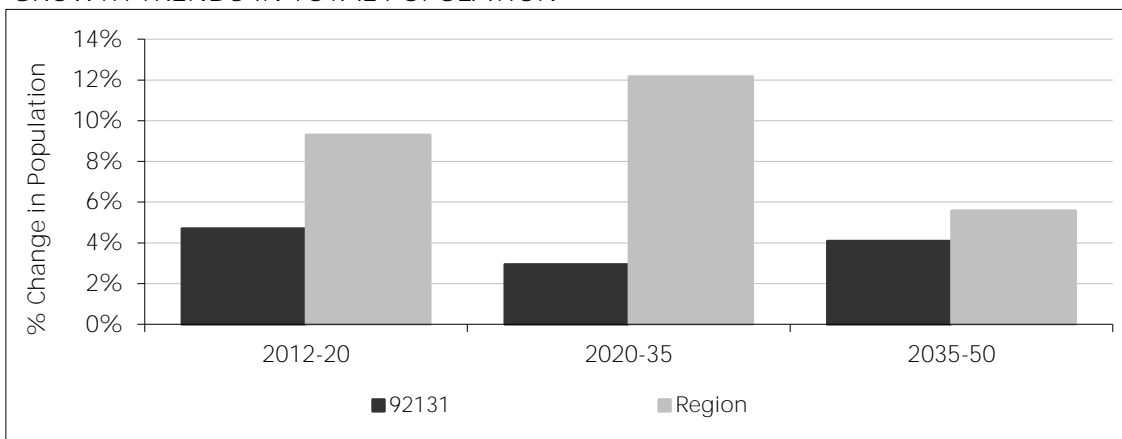
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	14,000	17,079	18,079	19,343	5,343	38%
Civilian Jobs	14,000	17,079	18,079	19,343	5,343	38%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	8,903	8,903	8,903	8,903	0	0%
Developed Acres	6,637	6,812	6,853	6,884	247	4%
Low Density Single Family	2	2	2	2	0	0%
Single Family	1,920	2,005	2,021	2,027	108	6%
Multiple Family	162	169	179	212	50	31%
Mobile Homes	0	0	0	0	0	0%
Other Residential	11	11	11	2	-9	-79%
Mixed Use	0	0	0	0	0	0%
Industrial	216	232	239	256	40	18%
Commercial/Services	129	135	128	100	-29	-22%
Office	117	150	167	178	61	52%
Schools	254	282	286	303	49	19%
Roads and Freeways	1,022	1,022	1,022	1,022	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	2,804	2,804	2,799	2,782	-22	-1%
Vacant Developable Acres	249	75	33	2	-247	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	108	22	7	0	-108	-100%
Multiple Family	4	0	0	0	-4	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	41	25	18	1	-40	-97%
Commercial/Services	14	6	0	0	-14	-100%
Office	25	7	0	0	-25	-100%
Schools	40	13	9	1	-40	-99%
Parks and Other	17	2	0	0	-17	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2,017	2,017	2,017	2,017	0	0%
Employment Density[3]	19.5	21.4	22.1	23.1	3.6	18%
Residential Density[4]	5.9	5.8	5.9	6.1	0.2	3%

GROWTH TRENDS IN JOBS

Legend: ■ 92131   ▨ Region
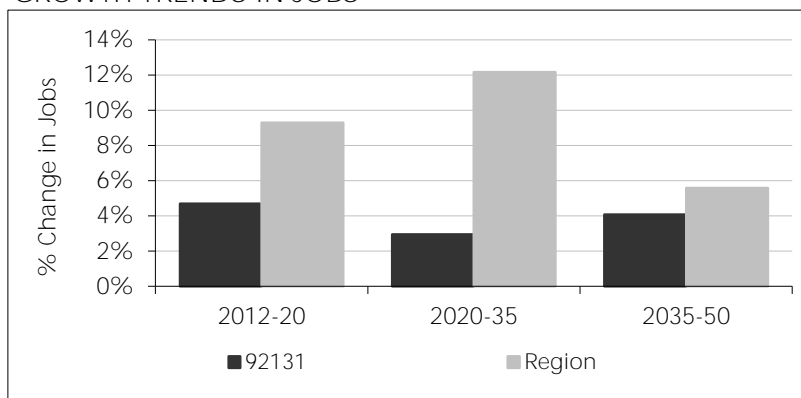
Notes:

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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