

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92117

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,031	52,265	55,745	62,233	11,202	22%
Household Population	50,837	52,098	55,532	61,989	11,152	22%
Group Quarters Population	194	167	213	244	50	26%
Civilian	194	167	213	244	50	26%
Military	0	0	0	0	0	0%
Total Housing Units	21,198	21,251	22,492	25,432	4,234	20%
Single Family	14,878	14,903	15,054	15,085	207	1%
Multiple Family	5,995	6,348	7,438	10,347	4,352	73%
Mobile Homes	325	0	0	0	-325	-100%
Occupied Housing Units	20,494	20,484	21,837	24,476	3,982	19%
Single Family	14,447	14,432	14,678	14,658	211	1%
Multiple Family	5,722	6,052	7,159	9,818	4,096	72%
Mobile Homes	325	0	0	0	-325	-100%
Vacancy Rate	3.3%	3.6%	2.9%	3.8%	0.5	15%
Single Family	2.9%	3.2%	2.5%	2.8%	-0.1	-3%
Multiple Family	4.6%	4.7%	3.8%	5.1%	0.5	11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.48	2.54	2.54	2.53	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	1,548	1,354	1,189	1,117	-431	-28%
\$15,000-\$29,999	2,273	2,248	2,065	1,998	-275	-12%
\$30,000-\$44,999	2,750	2,577	2,521	2,482	-268	-10%
\$45,000-\$59,999	2,579	2,527	2,438	2,631	52	2%
\$60,000-\$74,999	2,719	2,298	2,390	2,514	-205	-8%
\$75,000-\$99,999	2,902	3,031	3,334	3,626	724	25%
\$100,000-\$124,999	2,002	2,085	2,359	2,894	892	45%
\$125,000-\$149,999	1,303	1,490	1,789	2,050	747	57%
\$150,000-\$199,999	1,386	1,591	1,975	2,589	1,203	87%
\$200,000 or more	1,032	1,283	1,777	2,575	1,543	150%
Total Households	20,494	20,484	21,837	24,476	3,982	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$66,052	\$70,026	\$77,366	\$85,314	\$19,262	29%

*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.

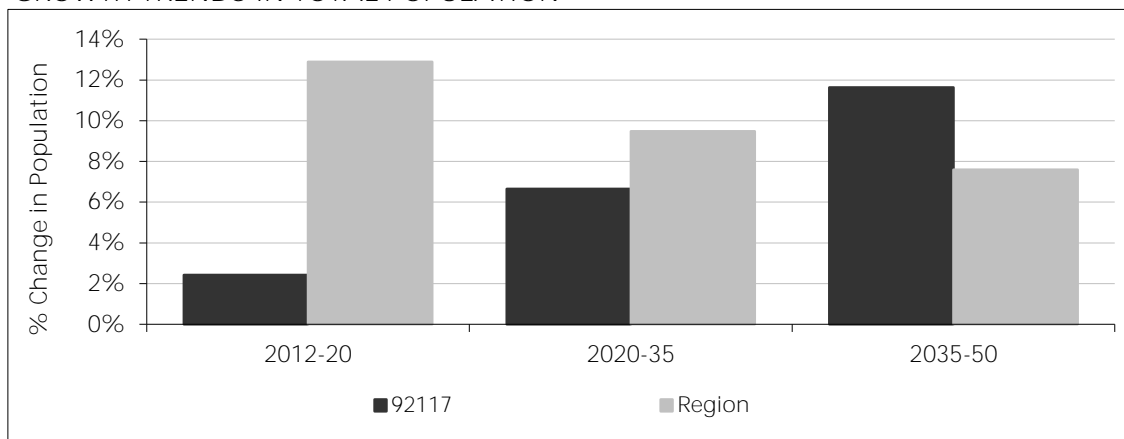
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,031	52,265	55,745	62,233	11,202	22%
Under 5	2,995	3,473	3,279	3,889	894	30%
5 to 9	2,634	2,915	3,019	3,499	865	33%
10 to 14	2,563	2,529	2,845	3,186	623	24%
15 to 17	1,785	1,578	1,815	1,939	154	9%
18 to 19	1,074	788	924	947	-127	-12%
20 to 24	3,407	3,177	3,173	3,457	50	1%
25 to 29	4,835	4,753	4,199	4,969	134	3%
30 to 34	4,361	4,211	3,810	4,653	292	7%
35 to 39	3,327	3,691	3,520	3,861	534	16%
40 to 44	3,235	2,993	3,570	3,506	271	8%
45 to 49	3,567	3,100	3,601	3,666	99	3%
50 to 54	3,837	3,232	3,579	3,731	-106	-3%
55 to 59	3,471	3,508	3,030	3,853	382	11%
60 to 61	1,141	1,351	1,060	1,295	154	13%
62 to 64	1,556	1,810	1,583	1,952	396	25%
65 to 69	1,934	2,591	2,499	2,943	1,009	52%
70 to 74	1,568	2,485	3,138	3,027	1,459	93%
75 to 79	1,349	1,738	2,990	2,757	1,408	104%
80 to 84	1,270	1,222	2,427	2,477	1,207	95%
85 and over	1,122	1,120	1,684	2,626	1,504	134%
Median Age	37.8	38.7	41.8	41.0	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,031	52,265	55,745	62,233	11,202	22%
Hispanic	11,715	14,251	19,028	25,074	13,359	114%
Non-Hispanic	39,316	38,014	36,717	37,159	-2,157	-5%
White	31,217	29,481	25,760	23,467	-7,750	-25%
Black	953	997	1,116	1,323	370	39%
American Indian	159	147	162	159	0	0%
Asian	4,840	5,071	6,735	8,432	3,592	74%
Hawaiian / Pacific Islander	202	224	302	408	206	102%
Other	137	127	126	143	6	4%
Two or More Races	1,808	1,967	2,516	3,227	1,419	78%

GROWTH TRENDS IN TOTAL POPULATION



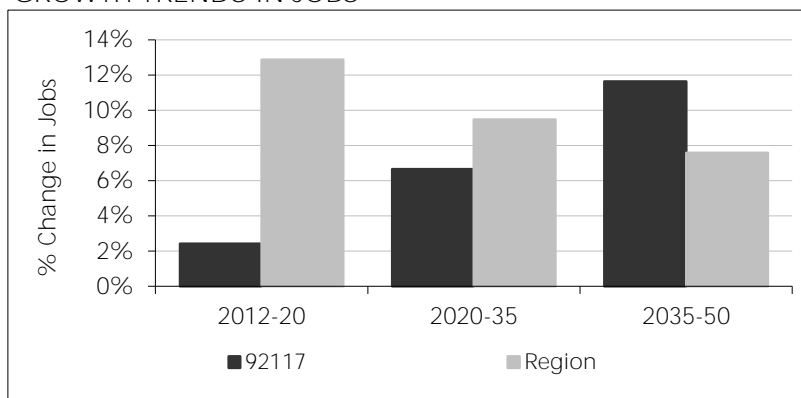
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	12,600	16,648	17,985	19,140	6,540	52%
Civilian Jobs	12,600	16,648	17,985	19,140	6,540	52%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,574	5,574	5,574	5,574	0	0%
Developed Acres	5,435	5,449	5,487	5,506	71	1%
Low Density Single Family	0	9	42	52	52	--
Single Family	2,560	2,557	2,551	2,542	-18	-1%
Multiple Family	213	218	229	242	29	14%
Mobile Homes	34	0	0	0	-34	-100%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	31	61	94	94	--
Industrial	126	102	103	105	-21	-17%
Commercial/Services	247	219	189	163	-84	-34%
Office	39	72	72	68	29	74%
Schools	276	276	276	276	0	0%
Roads and Freeways	1,198	1,223	1,223	1,223	25	2%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	740	740	740	740	0	0%
Vacant Developable Acres	86	73	35	16	-71	-82%
Low Density Single Family	56	47	14	4	-52	-93%
Single Family	16	14	10	7	-9	-55%
Multiple Family	3	2	1	0	-3	-100%
Mixed Use	2	1	1	0	-2	-100%
Industrial	4	3	2	0	-4	-100%
Commercial/Services	3	2	1	0	-3	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	53	53	53	53	0	0%
Employment Density ³	18.3	24.3	26.8	29.1	10.7	59%
Residential Density ⁴	7.5	7.6	7.9	8.8	1.3	17%

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