

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92105

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	71,262	73,088	84,070	95,646	24,384	34%
Household Population	70,691	72,606	83,469	94,957	24,266	34%
Group Quarters Population	571	482	601	689	118	21%
Civilian	571	482	601	689	118	21%
Military	0	0	0	0	0	0%
Total Housing Units	22,073	22,421	25,864	29,666	7,593	34%
Single Family	11,583	11,743	11,312	10,189	-1,394	-12%
Multiple Family	10,238	10,426	14,300	19,225	8,987	88%
Mobile Homes	252	252	252	252	0	0%
Occupied Housing Units	21,084	21,347	24,916	28,422	7,338	35%
Single Family	11,002	11,135	10,882	9,752	-1,250	-11%
Multiple Family	9,830	9,960	13,783	18,424	8,594	87%
Mobile Homes	252	252	251	246	-6	-2%
Vacancy Rate	4.5%	4.8%	3.7%	4.2%	-0.3	-7%
Single Family	5.0%	5.2%	3.8%	4.3%	-0.7	-14%
Multiple Family	4.0%	4.5%	3.6%	4.2%	0.2	5%
Mobile Homes	0.0%	0.0%	0.4%	2.4%	2.4	0%
Persons per Household	3.35	3.40	3.35	3.34	0.0	0%

## 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	3,440	3,368	3,315	3,220	-220	-6%
\$15,000-\$29,999	4,882	4,729	4,909	5,034	152	3%
\$30,000-\$44,999	3,710	3,861	4,317	4,953	1,243	34%
\$45,000-\$59,999	3,230	2,804	3,478	3,826	596	18%
\$60,000-\$74,999	1,647	2,098	2,525	2,972	1,325	80%
\$75,000-\$99,999	2,062	2,110	2,726	3,463	1,401	68%
\$100,000-\$124,999	867	1,070	1,523	2,034	1,167	135%
\$125,000-\$149,999	530	590	936	1,175	645	122%
\$150,000-\$199,999	487	500	740	1,050	563	116%
\$200,000 or more	229	217	447	695	466	203%
Total Households	21,084	21,347	24,916	28,422	7,338	35%
Median Household Income						
Adjusted for inflation (\$2010)	\$38,976	\$40,010	\$44,712	\$48,936	\$9,960	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.

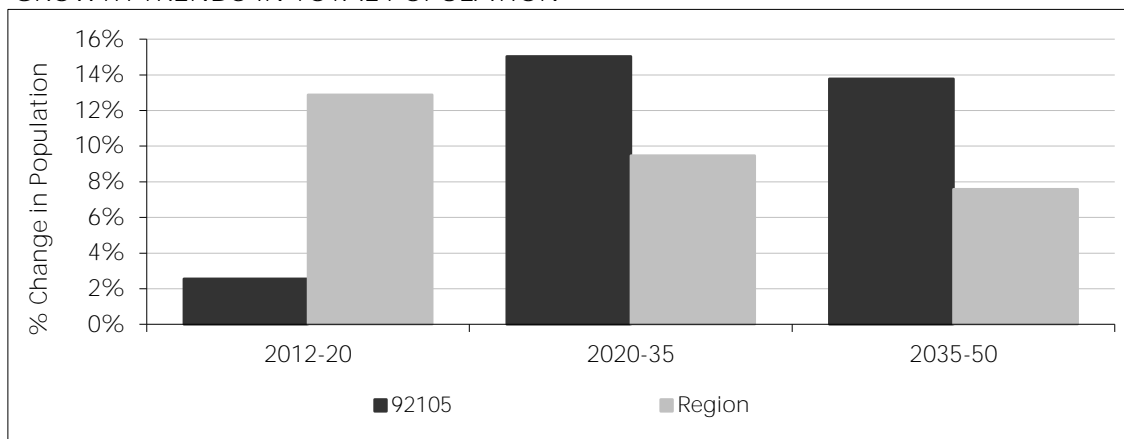
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	71,262	73,088	84,070	95,646	24,384	34%
Under 5	6,124	7,046	7,364	7,774	1,650	27%
5 to 9	5,974	6,184	7,366	7,980	2,006	34%
10 to 14	5,897	5,547	6,808	7,746	1,849	31%
15 to 17	3,823	3,384	3,966	4,769	946	25%
18 to 19	2,591	2,059	2,376	2,818	227	9%
20 to 24	5,950	5,881	5,120	6,095	145	2%
25 to 29	5,885	6,370	5,954	6,451	566	10%
30 to 34	5,314	5,294	6,007	6,380	1,066	20%
35 to 39	5,229	5,475	6,758	6,635	1,406	27%
40 to 44	5,157	4,708	6,664	6,622	1,465	28%
45 to 49	4,379	4,162	4,856	5,877	1,498	34%
50 to 54	3,915	3,896	4,236	5,484	1,569	40%
55 to 59	3,217	3,546	3,521	4,985	1,768	55%
60 to 61	1,115	1,339	1,300	1,656	541	49%
62 to 64	1,468	1,681	1,846	2,171	703	48%
65 to 69	1,676	2,389	3,004	3,576	1,900	113%
70 to 74	1,253	1,709	2,646	2,785	1,532	122%
75 to 79	864	997	1,887	2,173	1,309	152%
80 to 84	701	685	1,390	1,943	1,242	177%
85 and over	730	736	1,001	1,726	996	136%
Median Age	29.5	30.1	32.6	33.3	3.8	13%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	71,262	73,088	84,070	95,646	24,384	34%
Hispanic	38,239	43,429	57,550	71,143	32,904	86%
Non-Hispanic	33,023	29,659	26,520	24,503	-8,520	-26%
White	8,797	6,289	1,502	0	-8,797	-100%
Black	9,112	8,302	7,024	5,278	-3,834	-42%
American Indian	163	172	165	150	-13	-8%
Asian	12,963	12,924	15,526	16,395	3,432	26%
Hawaiian / Pacific Islander	252	276	379	506	254	101%
Other	134	135	144	154	20	15%
Two or More Races	1,602	1,561	1,780	2,020	418	26%

## GROWTH TRENDS IN TOTAL POPULATION



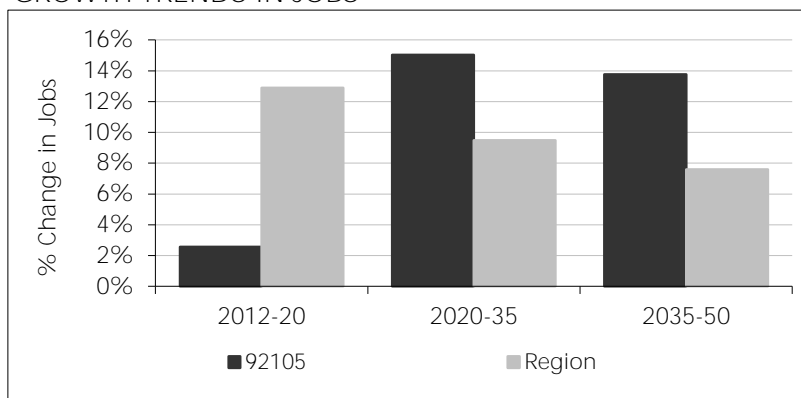
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,192	10,562	11,510	13,321	4,129	45%
Civilian Jobs	9,192	10,562	11,510	13,321	4,129	45%
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	3,612	3,612	3,612	3,612	0	0%
Developed Acres	3,189	3,209	3,221	3,234	45	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,301	1,302	1,279	1,201	-99	-8%
Multiple Family	302	303	328	374	71	23%
Mobile Homes	44	44	44	43	-1	-2%
Other Residential	10	11	11	11	1	12%
Mixed Use	0	57	112	206	206	--
Industrial	106	101	101	97	-9	-8%
Commercial/Services	188	153	117	84	-104	-55%
Office	20	17	6	2	-19	-92%
Schools	131	134	134	130	-1	-1%
Roads and Freeways	983	983	983	983	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	104	103	104	104	0	0%
Vacant Developable Acres	54	37	26	12	-42	-78%
Low Density Single Family	0	0	0	0	0	0%
Single Family	25	15	11	10	-14	-58%
Multiple Family	12	12	10	0	-12	-100%
Mixed Use	9	5	2	0	-9	-100%
Industrial	3	3	2	1	-2	-82%
Commercial/Services	1	0	0	0	-1	-100%
Office	0	0	0	0	0	-57%
Schools	2	1	1	0	-2	-88%
Parks and Other	1	1	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	366	366	366	366	0	0%
Employment Density <sup>3</sup>	20.6	24.4	27.7	32.1	11.4	55%
Residential Density <sup>4</sup>	13.3	13.3	15.1	17.1	3.8	29%

## 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