SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92103

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	30,897	32,336	41,135	46,868	15,971	52%
Household Population	30,101	31,603	40,297	45,968	15,867	53%
Group Quarters Population	796	733	838	900	104	13%
Civilian	796	733	838	900	104	13%
Military	0	0	0	0	0	0%
Total Housing Units	18,730	19,063	23,998	27,933	9,203	49%
Single Family	6,318	6,391	5,892	5,333	-985	-16%
Multiple Family	12,412	12,672	18,106	22,600	10,188	82%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	17,651	17,920	22,806	26,148	8,497	48%
Single Family	5,997	6,056	5,669	5,105	-892	-15%
Multiple Family	11,654	11,864	17,137	21,043	9,389	81%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.8%	6.0%	5.0%	6.4%	0.6	10%
Single Family	5.1%	5.2%	3.8%	4.3%	-0.8	-16%
Multiple Family	6.1%	6.4%	5.4%	6.9%	0.8	13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.71	1.76	1.77	1.76	0.1	3%

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.
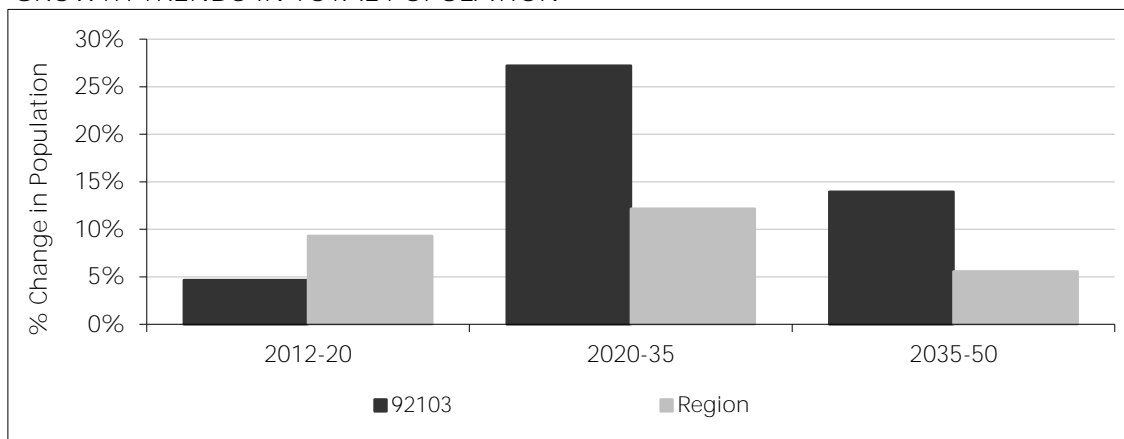
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	30,897	32,336	41,135	46,868	15,971	52%
Under 5	1,324	1,616	2,016	2,535	1,211	91%
5 to 9	861	953	1,236	1,556	695	81%
10 to 14	747	645	919	1,097	350	47%
15 to 17	432	396	594	631	199	46%
18 to 19	295	222	357	366	71	24%
20 to 24	1,029	969	1,159	1,226	197	19%
25 to 29	3,504	3,513	3,652	4,518	1,014	29%
30 to 34	4,225	4,189	4,471	6,010	1,785	42%
35 to 39	2,969	3,519	3,949	4,631	1,662	56%
40 to 44	2,397	2,266	3,249	3,120	723	30%
45 to 49	2,346	1,947	2,805	2,712	366	16%
50 to 54	2,157	1,777	2,398	2,485	328	15%
55 to 59	1,973	1,949	2,020	2,485	512	26%
60 to 61	785	947	900	1,099	314	40%
62 to 64	1,162	1,362	1,382	1,644	482	41%
65 to 69	1,589	2,136	2,384	2,760	1,171	74%
70 to 74	964	1,574	2,286	2,066	1,102	114%
75 to 79	711	946	2,034	1,723	1,012	142%
80 to 84	722	707	1,778	1,774	1,052	146%
85 and over	705	703	1,546	2,430	1,725	245%
Median Age	40.1	40.3	43.4	41.4	1.3	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	30,897	32,336	41,135	46,868	15,971	52%
Hispanic	4,887	6,296	10,525	14,378	9,491	194%
Non-Hispanic	26,010	26,040	30,610	32,490	6,480	25%
White	22,304	22,035	24,778	25,050	2,746	12%
Black	778	819	848	756	-22	-3%
American Indian	110	94	76	61	-49	-45%
Asian	1,813	2,000	3,275	4,462	2,649	146%
Hawaiian / Pacific Islander	67	85	149	213	146	218%
Other	79	63	54	57	-22	-28%
Two or More Races	859	944	1,430	1,891	1,032	120%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	24,898	27,568	29,214	30,883	5,985	24%
Civilian Jobs	24,898	27,568	29,214	30,883	5,985	24%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,335	2,335	2,335	2,335	0	0%
Developed Acres	2,277	2,291	2,303	2,309	32	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	719	717	679	639	-80	-11%
Multiple Family	238	234	275	311	73	31%
Mobile Homes	0	0	0	0	0	0%
Other Residential	5	5	2	2	-3	-59%
Mixed Use	0	46	102	147	147	--
Industrial	8	7	7	7	-1	-15%
Commercial/Services	169	150	118	91	-78	-46%
Office	34	28	16	9	-24	-72%
Schools	39	39	39	39	0	0%
Roads and Freeways	653	653	653	653	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	411	411	411	411	0	0%
Vacant Developable Acres	38	28	16	10	-28	-74%
Low Density Single Family	0	0	0	0	0	0%
Single Family	11	9	9	8	-3	-27%
Multiple Family	11	10	3	1	-11	-95%
Mixed Use	9	6	2	0	-9	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	2	1	0	-3	-100%
Office	2	1	1	0	-2	-100%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	16	16	16	16	0	0%
Employment Density[3]	99.8	111.6	126.6	141.0	41.2	41%
Residential Density[4]	19.5	19.5	23.8	27.2	7.8	40%

GROWTH TRENDS IN JOBS
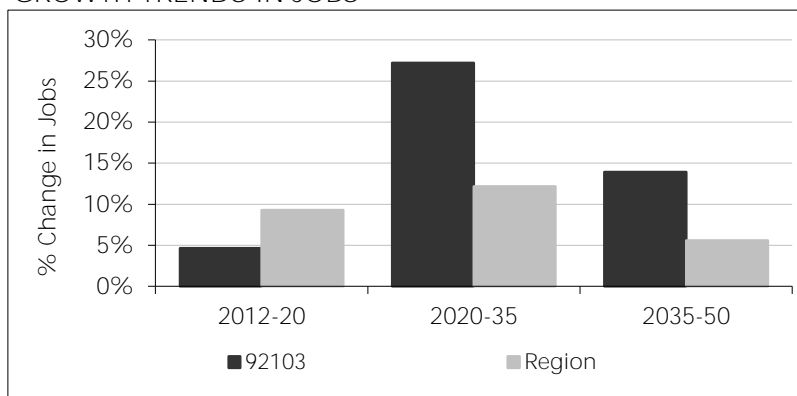
Notes:

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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