SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92107

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	27,086	27,755	29,518	32,032	4,946	18%
Household Population	26,916	27,627	29,337	31,817	4,901	18%
Group Quarters Population	170	128	181	215	45	26%
Civilian	170	128	181	215	45	26%
Military	0	0	0	0	0	0%
Total Housing Units	13,966	14,012	14,774	16,185	2,219	16%
Single Family	8,031	8,036	7,827	7,366	-665	-8%
Multiple Family	5,935	5,976	6,947	8,819	2,884	49%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	13,415	13,431	14,212	15,425	2,010	15%
Single Family	7,770	7,757	7,608	7,123	-647	-8%
Multiple Family	5,645	5,674	6,604	8,302	2,657	47%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.9%	4.1%	3.8%	4.7%	0.8	21%
Single Family	3.2%	3.5%	2.8%	3.3%	0.1	3%
Multiple Family	4.9%	5.1%	4.9%	5.9%	1.0	20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.01	2.06	2.06	2.06	0.1	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.
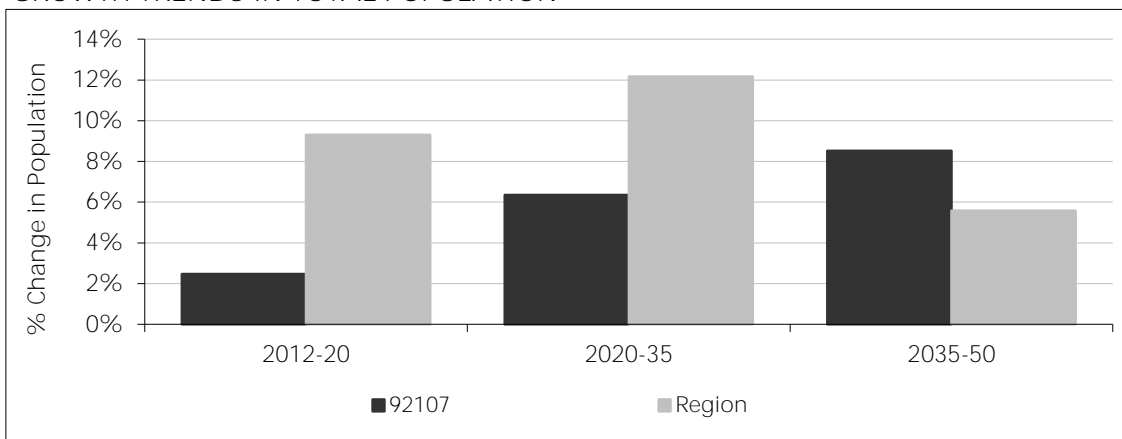
Source: Series 13 Regional Growth Forecast
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October 2013
92107
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	27,086	27,755	29,518	32,032	4,946	18%
Under 5	1,112	1,215	1,188	1,375	263	24%
5 to 9	894	927	948	1,140	246	28%
10 to 14	842	829	897	1,014	172	20%
15 to 17	565	528	594	594	29	5%
18 to 19	388	304	356	334	-54	-14%
20 to 24	2,819	2,685	2,980	2,968	149	5%
25 to 29	3,873	3,912	4,117	4,623	750	19%
30 to 34	3,294	3,383	3,323	3,904	610	19%
35 to 39	2,279	2,463	2,393	2,645	366	16%
40 to 44	1,706	1,711	1,875	1,889	183	11%
45 to 49	1,645	1,544	1,724	1,678	33	2%
50 to 54	1,708	1,557	1,726	1,731	23	1%
55 to 59	1,655	1,672	1,589	1,797	142	9%
60 to 61	643	705	639	740	97	15%
62 to 64	846	918	853	999	153	18%
65 to 69	951	1,172	1,100	1,245	294	31%
70 to 74	560	850	924	859	299	53%
75 to 79	416	504	812	662	246	59%
80 to 84	367	362	680	645	278	76%
85 and over	523	514	800	1,190	667	128%
Median Age	34.6	35.2	35.7	35.1	0.5	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	27,086	27,755	29,518	32,032	4,946	18%
Hispanic	2,937	3,163	3,463	3,943	1,006	34%
Non-Hispanic	24,149	24,592	26,055	28,089	3,940	16%
White	21,933	22,167	23,313	24,930	2,997	14%
Black	412	422	393	397	-15	-4%
American Indian	104	104	105	117	13	13%
Asian	719	817	971	1,158	439	61%
Hawaiian / Pacific Islander	67	74	85	101	34	51%
Other	140	135	130	157	17	12%
Two or More Races	774	873	1,058	1,229	455	59%

GROWTH TRENDS IN TOTAL POPULATION

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SANDAG
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October 2013
92107
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	3,687	4,034	4,395	4,735	1,048	28%
Civilian Jobs	3,687	4,034	4,395	4,735	1,048	28%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,850	1,850	1,850	1,850	0	0%
Developed Acres	1,817	1,822	1,824	1,832	16	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	838	835	822	793	-45	-5%
Multiple Family	156	157	170	199	42	27%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	-100%
Mixed Use	0	13	31	54	54	--
Industrial	6	6	5	5	-1	-21%
Commercial/Services	65	59	46	32	-32	-50%
Office	2	2	1	0	-2	-94%
Schools	40	40	40	40	0	0%
Roads and Freeways	531	531	531	531	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	178	179	179	179	1	0%
Vacant Developable Acres	16	14	11	3	-13	-80%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	3	0	-13%
Multiple Family	6	6	5	0	-6	-94%
Mixed Use	5	4	3	0	-5	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	0	-81%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	15	15	15	15	0	0%
Employment Density[3]	32.5	35.7	41.1	45.5	13.0	40%
Residential Density[4]	14.1	14.0	14.7	15.9	1.8	13%

GROWTH TRENDS IN JOBS
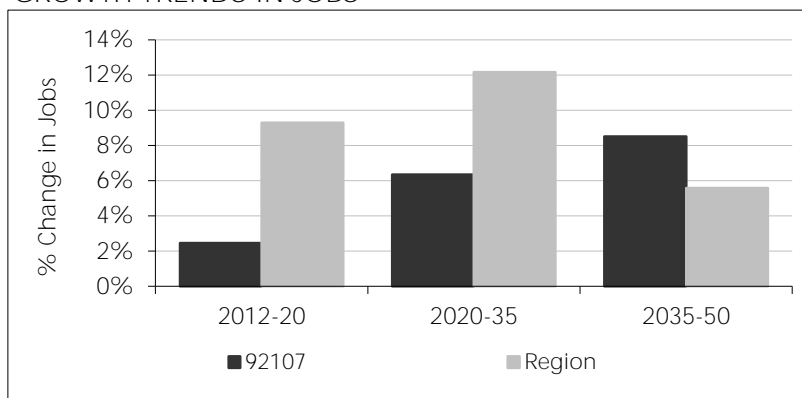
Notes:

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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October 2013
92107
Page 3 of 3