SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92173

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	29,668	30,895	35,797	39,367	9,699	33%
Household Population	29,620	30,858	35,732	39,278	9,658	33%
Group Quarters Population	48	37	65	89	41	85%
Civilian	48	37	65	89	41	85%
Military	0	0	0	0	0	0%
Total Housing Units	7,782	7,993	9,262	10,284	2,502	32%
Single Family	2,678	2,810	2,816	3,074	396	15%
Multiple Family	4,617	4,696	5,959	6,909	2,292	50%
Mobile Homes	487	487	487	301	-186	-38%
Occupied Housing Units	7,640	7,850	9,128	10,098	2,458	32%
Single Family	2,667	2,791	2,803	3,050	383	14%
Multiple Family	4,497	4,582	5,851	6,764	2,267	50%
Mobile Homes	476	477	474	284	-192	-40%
Vacancy Rate	1.8%	1.8%	1.4%	1.8%	0.0	0%
Single Family	0.4%	0.7%	0.5%	0.8%	0.4	100%
Multiple Family	2.6%	2.4%	1.8%	2.1%	-0.5	-19%
Mobile Homes	2.3%	2.1%	2.7%	5.6%	3.3	143%
Persons per Household	3.88	3.93	3.91	3.89	0.0	0%

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.
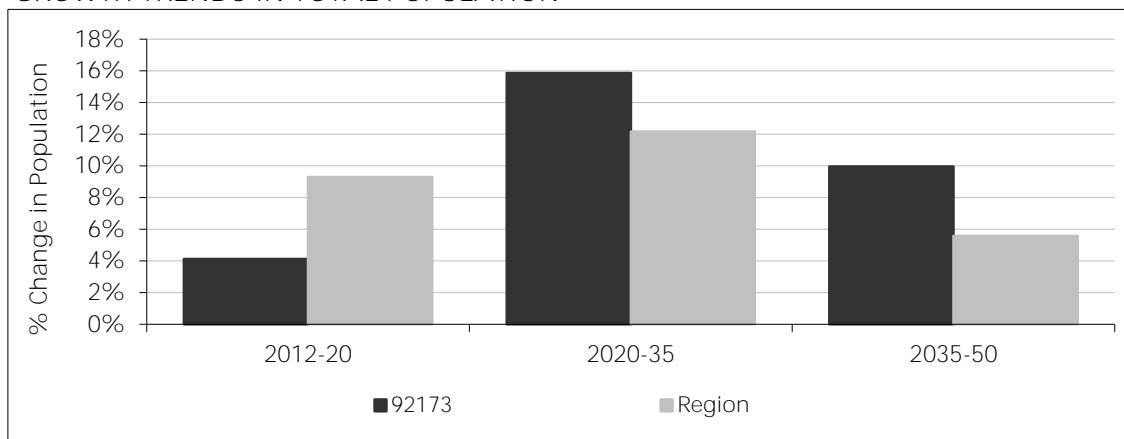
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	29,668	30,895	35,797	39,367	9,699	33%
Under 5	2,935	3,240	3,207	2,939	4	0%
5 to 9	2,340	2,225	2,353	2,262	-78	-3%
10 to 14	2,559	2,352	2,362	2,471	-88	-3%
15 to 17	1,795	1,545	1,503	1,621	-174	-10%
18 to 19	1,247	1,037	1,009	1,068	-179	-14%
20 to 24	2,713	2,706	2,389	2,561	-152	-6%
25 to 29	2,064	2,230	2,128	2,112	48	2%
30 to 34	1,733	1,689	1,977	1,877	144	8%
35 to 39	1,662	1,585	2,050	1,715	53	3%
40 to 44	1,755	1,485	2,054	1,843	88	5%
45 to 49	1,889	1,791	2,029	2,320	431	23%
50 to 54	1,762	1,886	2,005	2,601	839	48%
55 to 59	1,454	1,861	1,901	2,774	1,320	91%
60 to 61	472	679	806	1,010	538	114%
62 to 64	621	891	1,115	1,297	676	109%
65 to 69	822	1,266	1,985	2,154	1,332	162%
70 to 74	599	914	1,721	1,823	1,224	204%
75 to 79	514	631	1,487	1,895	1,381	269%
80 to 84	395	438	993	1,536	1,141	289%
85 and over	337	444	723	1,488	1,151	342%
Median Age	28.0	30.3	37.4	42.9	14.9	53%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	29,668	30,895	35,797	39,367	9,699	33%
Hispanic	27,612	29,184	34,147	37,971	10,359	38%
Non-Hispanic	2,056	1,711	1,650	1,396	-660	-32%
White	791	633	411	136	-655	-83%
Black	338	267	281	262	-76	-22%
American Indian	21	11	7	2	-19	-90%
Asian	677	578	704	735	58	9%
Hawaiian / Pacific Islander	45	39	31	26	-19	-42%
Other	17	13	3	0	-17	-100%
Two or More Races	167	170	213	235	68	41%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	7,322	8,284	9,173	9,800	2,478	34%
Civilian Jobs	7,322	8,284	9,173	9,800	2,478	34%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,464	2,464	2,464	2,464	0	0%
Developed Acres	2,167	2,264	2,360	2,423	256	12%
Low Density Single Family	13	13	11	11	-2	-16%
Single Family	375	400	404	430	55	15%
Multiple Family	184	192	262	298	113	62%
Mobile Homes	37	35	25	10	-27	-74%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	10	14	14	--
Industrial	138	111	129	135	-3	-2%
Commercial/Services	179	187	200	214	36	20%
Office	17	17	17	17	0	0%
Schools	113	113	113	113	0	0%
Roads and Freeways	481	533	533	533	52	11%
Agricultural and Extractive[2]	138	138	138	138	0	0%
Parks and Military Use	492	520	517	511	19	4%
Vacant Developable Acres	257	160	64	1	-256	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	115	86	36	1	-114	-99%
Multiple Family	23	16	7	0	-23	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	47	24	4	0	-47	-100%
Commercial/Services	43	32	16	0	-43	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	-100%
Parks and Other	29	0	0	0	-29	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	41	41	41	41	0	0%
Employment Density[3]	16.4	19.2	19.8	20.2	3.8	23%
Residential Density[4]	12.8	12.4	13.1	13.6	0.8	7%

GROWTH TRENDS IN JOBS

Legend: ■ 92173   ▨ Region
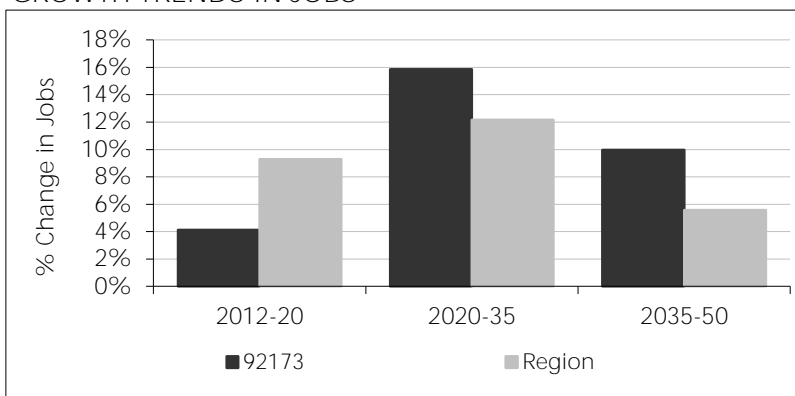
Notes:

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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