

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92036

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,772	4,317	4,871	4,802	1,030	27%
Household Population	3,641	4,192	4,738	4,663	1,022	28%
Group Quarters Population	131	125	133	139	8	6%
Civilian	131	125	133	139	8	6%
Military	0	0	0	0	0	0%
Total Housing Units	2,179	2,444	2,613	2,625	446	20%
Single Family	2,092	2,357	2,526	2,538	446	21%
Multiple Family	68	68	68	68	0	0%
Mobile Homes	19	19	19	19	0	0%
Occupied Housing Units	1,638	1,843	2,070	2,039	401	24%
Single Family	1,560	1,759	1,985	1,956	396	25%
Multiple Family	59	65	66	65	6	10%
Mobile Homes	19	19	19	18	-1	-5%
Vacancy Rate	24.8%	24.6%	20.8%	22.3%	-2.5	-10%
Single Family	25.4%	25.4%	21.4%	22.9%	-2.5	-10%
Multiple Family	13.2%	4.4%	2.9%	4.4%	-8.8	-67%
Mobile Homes	0.0%	0.0%	0.0%	5.3%	5.3	0%
Persons per Household	2.22	2.27	2.29	2.29	0.1	3%

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	192	241	239	204	12	6%
\$15,000-\$29,999	270	221	224	205	-65	-24%
\$30,000-\$44,999	141	230	243	216	75	53%
\$45,000-\$59,999	243	225	218	212	-31	-13%
\$60,000-\$74,999	162	237	249	203	41	25%
\$75,000-\$99,999	167	220	288	335	168	101%
\$100,000-\$124,999	113	120	154	155	42	37%
\$125,000-\$149,999	120	82	97	122	2	2%
\$150,000-\$199,999	89	107	144	146	57	64%
\$200,000 or more	141	160	214	241	100	71%
Total Households	1,638	1,843	2,070	2,039	401	24%

*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.

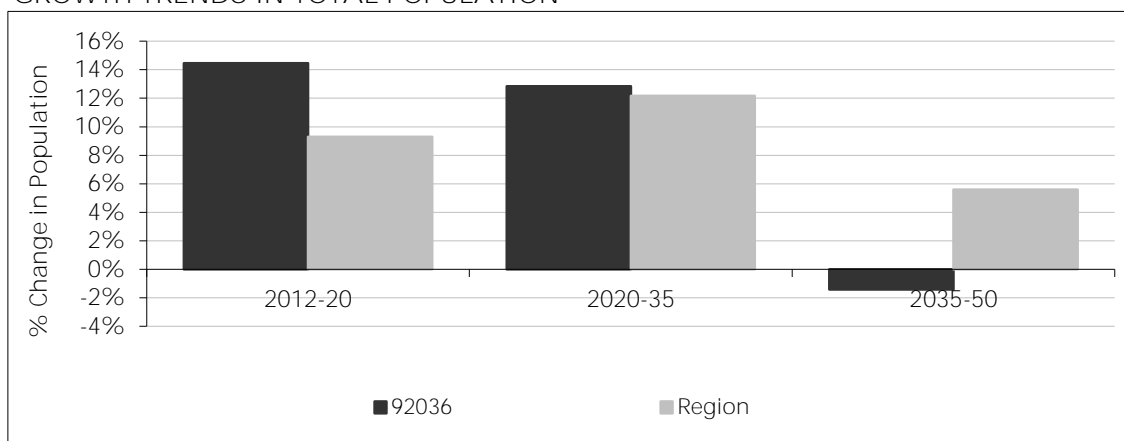
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,772	4,317	4,871	4,802	1,030	27%
Under 5	147	191	203	205	58	39%
5 to 9	152	203	220	228	76	50%
10 to 14	220	214	236	221	1	0%
15 to 17	136	123	134	139	3	2%
18 to 19	89	58	75	55	-34	-38%
20 to 24	159	153	163	149	-10	-6%
25 to 29	95	113	117	125	30	32%
30 to 34	176	158	148	182	6	3%
35 to 39	116	159	158	164	48	41%
40 to 44	156	184	198	172	16	10%
45 to 49	224	222	250	188	-36	-16%
50 to 54	291	249	296	274	-17	-6%
55 to 59	399	399	373	414	15	4%
60 to 61	172	191	148	171	-1	-1%
62 to 64	246	314	262	296	50	20%
65 to 69	369	466	466	497	128	35%
70 to 74	227	447	545	472	245	108%
75 to 79	170	244	453	359	189	111%
80 to 84	113	115	227	192	79	70%
85 and over	115	114	199	299	184	160%
Median Age	53.7	56.6	58.2	58.6	4.9	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,772	4,317	4,871	4,802	1,030	27%
Hispanic	599	812	1,041	1,133	534	89%
Non-Hispanic	3,173	3,505	3,830	3,669	496	16%
White	2,932	3,242	3,506	3,300	368	13%
Black	21	26	34	44	23	110%
American Indian	76	55	30	8	-68	-89%
Asian	58	66	104	142	84	145%
Hawaiian / Pacific Islander	4	7	12	18	14	350%
Other	3	8	7	5	2	67%
Two or More Races	79	101	137	152	73	92%

GROWTH TRENDS IN TOTAL POPULATION



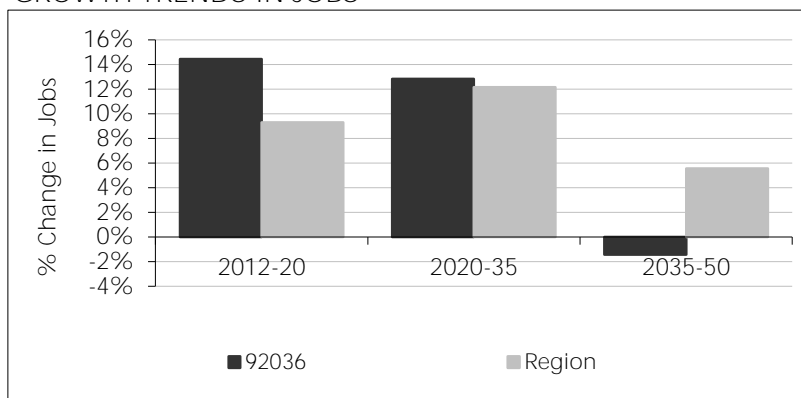
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,569	1,774	1,918	2,060	491	31%
Civilian Jobs	1,569	1,774	1,918	2,060	491	31%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	236,523	236,523	236,523	236,523	0	0%
Developed Acres	17,299	24,932	32,053	32,558	15,260	88%
Low Density Single Family	7,306	14,761	21,871	22,310	15,004	205%
Single Family	377	380	383	383	6	2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	51	48	44	44	-7	-13%
Other Residential	132	132	132	132	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	117	122	128	142	25	21%
Commercial/Services	1,655	1,833	1,840	1,895	240	14%
Office	0	0	0	0	0	-100%
Schools	38	38	38	38	0	0%
Roads and Freeways	1,061	1,061	1,061	1,061	0	0%
Agricultural and Extractive ²	1,678	1,672	1,671	1,670	-8	0%
Parks and Military Use	4,885	4,885	4,885	4,885	0	0%
Vacant Developable Acres	25,371	17,737	10,617	10,111	-15,260	-60%
Low Density Single Family	25,106	17,651	10,541	10,102	-15,004	-60%
Single Family	2	1	0	0	-2	-88%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	24	21	17	9	-16	-65%
Commercial/Services	238	63	59	0	-238	-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	0	0	0	0	0	0%
Constrained Acres	193,854	193,854	193,854	193,854	0	0%
Employment Density ³	0.9	0.9	1.0	1.0	0.1	15%
Residential Density ⁴	0.3	0.2	0.1	0.1	-0.2	-59%

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