

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92091

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,632	1,671	1,928	1,937	305	19%
Household Population	1,632	1,671	1,928	1,937	305	19%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	784	784	896	897	113	14%
Single Family	726	726	838	839	113	16%
Multiple Family	58	58	58	58	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	684	684	793	798	114	17%
Single Family	600	600	709	717	117	20%
Multiple Family	84	84	84	81	-3	-4%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	12.8%	12.8%	11.5%	11.0%	-1.8	-14%
Single Family	17.4%	17.4%	15.4%	14.5%	-2.9	-17%
Multiple Family	-44.8%	-44.8%	-44.8%	-39.7%	5.1	-11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.39	2.44	2.43	2.43	0.0	2%

## 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	14	35	32	30	16	114%
\$15,000-\$29,999	15	30	40	32	17	113%
\$30,000-\$44,999	18	47	46	44	26	144%
\$45,000-\$59,999	44	47	46	42	-2	-5%
\$60,000-\$74,999	18	52	53	45	27	150%
\$75,000-\$99,999	79	60	78	74	-5	-6%
\$100,000-\$124,999	291	73	70	59	-232	-80%
\$125,000-\$149,999	16	68	76	79	63	394%
\$150,000-\$199,999	16	93	125	127	111	694%
\$200,000 or more	173	179	227	266	93	54%
Total Households	684	684	793	798	114	17%
Median Household Income						
Adjusted for inflation (\$2010)	\$113,230	\$124,315	\$135,362	\$148,101	\$34,871	31%

### \*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.

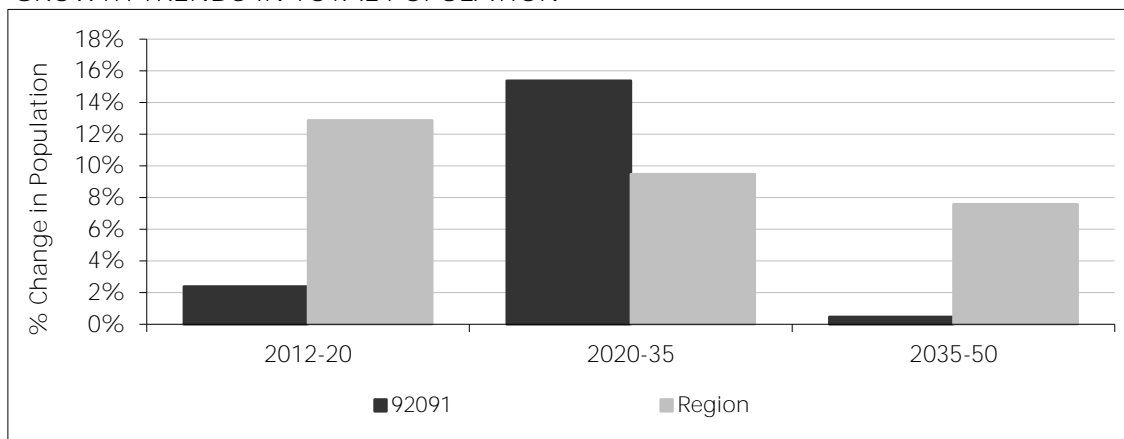
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,632	1,671	1,928	1,937	305	19%
Under 5	90	99	76	109	19	21%
5 to 9	158	144	132	185	27	17%
10 to 14	162	141	153	151	-11	-7%
15 to 17	83	65	86	75	-8	-10%
18 to 19	45	33	53	23	-22	-49%
20 to 24	71	50	62	52	-19	-27%
25 to 29	48	46	52	55	7	15%
30 to 34	41	49	62	64	23	56%
35 to 39	73	82	68	73	0	0%
40 to 44	111	121	102	132	21	19%
45 to 49	101	90	131	125	24	24%
50 to 54	120	98	123	122	2	2%
55 to 59	163	123	133	105	-58	-36%
60 to 61	88	86	45	48	-40	-45%
62 to 64	79	162	82	83	4	5%
65 to 69	82	127	161	156	74	90%
70 to 74	55	90	196	141	86	156%
75 to 79	22	43	120	107	85	386%
80 to 84	21	7	53	51	30	143%
85 and over	19	15	38	80	61	321%
Median Age	42.0	45.3	49.5	47.0	5.0	12%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,632	1,671	1,928	1,937	305	19%
Hispanic	193	199	269	310	117	61%
Non-Hispanic	1,439	1,472	1,659	1,627	188	13%
White	1,227	1,220	1,306	1,207	-20	-2%
Black	14	22	25	31	17	121%
American Indian	7	3	3	13	6	86%
Asian	147	172	257	290	143	97%
Hawaiian / Pacific Islander	0	2	3	10	10	--
Other	0	0	2	7	7	--
Two or More Races	44	53	63	69	25	57%

## GROWTH TRENDS IN TOTAL POPULATION



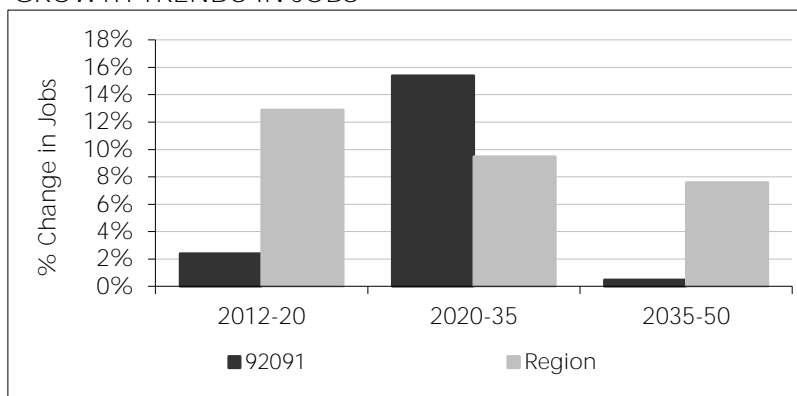
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	525	611	617	617	92	18%
Civilian Jobs	525	611	617	617	92	18%
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	942	942	942	942	0	0%
Developed Acres	323	544	894	895	572	177%
Low Density Single Family	135	135	306	308	173	128%
Single Family	108	108	117	117	10	9%
Multiple Family	3	3	3	3	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	10	10	10	4	71%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	69	69	69	69	0	0%
Agricultural and Extractive <sup>2</sup>	1	1	1	1	0	0%
Parks and Military Use	1	217	386	386	385	51709%
Vacant Developable Acres	588	367	17	16	-572	-97%
Low Density Single Family	188	188	16	15	-173	-92%
Single Family	11	11	1	1	-10	-91%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	4	0	0	0	-4	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	385	168	0	0	-385	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	31	31	31	31	0	0%
Employment Density <sup>3</sup>	80.5	57.3	56.9	56.9	-23.7	-29%
Residential Density <sup>4</sup>	3.2	3.2	2.1	2.1	-1.1	-34%

## 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