

# SERIES 13 REGIONAL GROWTH FORECAST



## Warner Unified School District

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,363	2,562	2,889	2,894	531	22%
Household Population	2,242	2,446	2,771	2,776	534	24%
Group Quarters Population	121	116	118	118	-3	-2%
Civilian	121	116	118	118	-3	-2%
Military	0	0	0	0	0	0%
Total Housing Units	1,176	1,222	1,357	1,373	197	17%
Single Family	743	789	924	940	197	27%
Multiple Family	19	19	19	19	0	0%
Mobile Homes	414	414	414	414	0	0%
Occupied Housing Units	1,026	1,071	1,209	1,211	185	18%
Single Family	720	763	903	913	193	27%
Multiple Family	19	19	19	19	0	0%
Mobile Homes	287	289	287	279	-8	-3%
Vacancy Rate	12.8%	12.4%	10.9%	11.8%	-1.0	-8%
Single Family	3.1%	3.3%	2.3%	2.9%	-0.2	-6%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	30.7%	30.2%	30.7%	32.6%	1.9	6%
Persons per Household	2.19	2.28	2.29	2.29	0.1	5%

### 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	181	252	260	247	66	36%
\$15,000-\$29,999	188	152	155	151	-37	-20%
\$30,000-\$44,999	204	114	128	124	-80	-39%
\$45,000-\$59,999	24	107	114	105	81	338%
\$60,000-\$74,999	86	82	97	96	10	12%
\$75,000-\$99,999	84	92	107	111	27	32%
\$100,000-\$124,999	92	65	83	80	-12	-13%
\$125,000-\$149,999	36	45	56	60	24	67%
\$150,000-\$199,999	47	63	77	84	37	79%
\$200,000 or more	84	99	132	153	69	82%
Total Households	1,026	1,071	1,209	1,211	185	18%
Median Household Income						
Adjusted for inflation (\$2010)	\$40,588	\$47,453	\$53,092	\$56,929	\$16,341	40%

#### \*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.

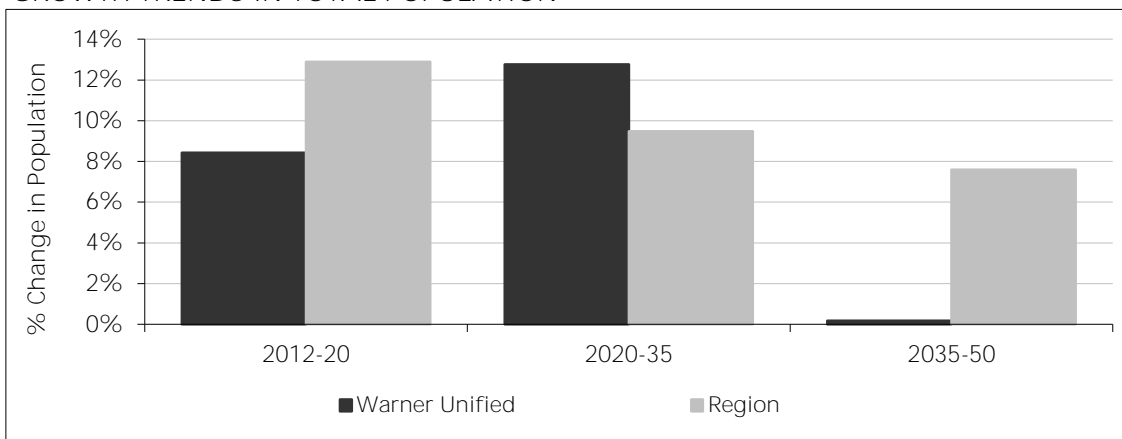
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,363	2,562	2,889	2,894	531	22%
Under 5	79	103	92	99	20	25%
5 to 9	94	96	99	102	8	9%
10 to 14	102	89	108	95	-7	-7%
15 to 17	67	50	58	39	-28	-42%
18 to 19	59	43	38	35	-24	-41%
20 to 24	102	93	81	69	-33	-32%
25 to 29	120	114	99	89	-31	-26%
30 to 34	128	145	146	146	18	14%
35 to 39	114	123	144	130	16	14%
40 to 44	124	111	122	105	-19	-15%
45 to 49	162	132	157	143	-19	-12%
50 to 54	171	134	176	145	-26	-15%
55 to 59	263	266	202	214	-49	-19%
60 to 61	82	90	80	81	-1	-1%
62 to 64	159	193	150	177	18	11%
65 to 69	198	284	300	360	162	82%
70 to 74	150	233	344	287	137	91%
75 to 79	91	130	212	169	78	86%
80 to 84	46	49	122	118	72	157%
85 and over	52	84	159	291	239	460%
Median Age	50.9	55.9	58.1	60.9	10.0	20%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,363	2,562	2,889	2,894	531	22%
Hispanic	492	566	775	854	362	74%
Non-Hispanic	1,871	1,996	2,114	2,040	169	9%
White	1,397	1,544	1,735	1,684	287	21%
Black	37	49	87	93	56	151%
American Indian	357	279	91	24	-333	-93%
Asian	31	49	101	127	96	310%
Hawaiian / Pacific Islander	2	3	4	4	2	100%
Other	4	4	2	4	0	0%
Two or More Races	43	68	94	104	61	142%

## GROWTH TRENDS IN TOTAL POPULATION



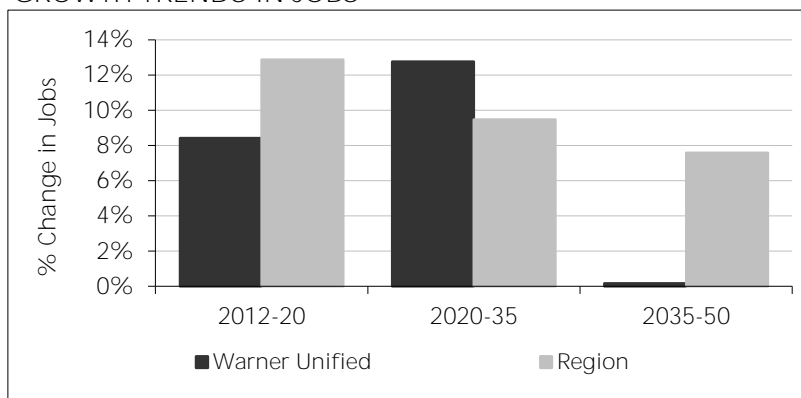
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	677	704	729	762	85	13%
Civilian Jobs	677	704	729	762	85	13%
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	291,604	291,604	291,604	291,604	0	0%
Developed Acres	18,602	21,699	25,089	26,071	7,469	40%
Low Density Single Family	7,495	10,582	13,951	14,930	7,435	99%
Single Family	139	140	156	157	18	13%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	221	221	221	221	0	0%
Other Residential	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	161	161	161	161	0	0%
Commercial/Services	1,809	1,810	1,811	1,814	5	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	1,140	1,140	1,140	1,140	0	0%
Agricultural and Extractive <sup>2</sup>	3,543	3,543	3,543	3,543	0	0%
Parks and Military Use	4,045	4,053	4,056	4,056	10	0%
Vacant Developable Acres	27,472	24,375	20,985	20,004	-7,469	-27%
Low Density Single Family	27,237	24,150	20,781	19,802	-7,435	-27%
Single Family	179	177	161	161	-18	-10%
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	41	40	38	35	-5	-13%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	10	3	0	0	-10	-100%
Future Roads and Freeways	6	6	6	6	0	0%
Constrained Acres	245,530	245,530	245,530	245,530	0	0%
Employment Density <sup>3</sup>	0.3	0.4	0.4	0.4	0.0	12%
Residential Density <sup>4</sup>	0.1	0.1	0.1	0.1	-0.1	-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