SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92536

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	372	410	471	468	96	26%
Household Population	372	410	471	468	96	26%
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	211	212	240	240	29	14%
Single Family	211	212	240	240	29	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	200	201	229	228	28	14%
Single Family	200	201	229	228	28	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	5.2%	4.6%	5.0%	-0.2	-4%
Single Family	5.2%	5.2%	4.6%	5.0%	-0.2	-4%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.86	2.04	2.06	2.05	0.2	10%

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.
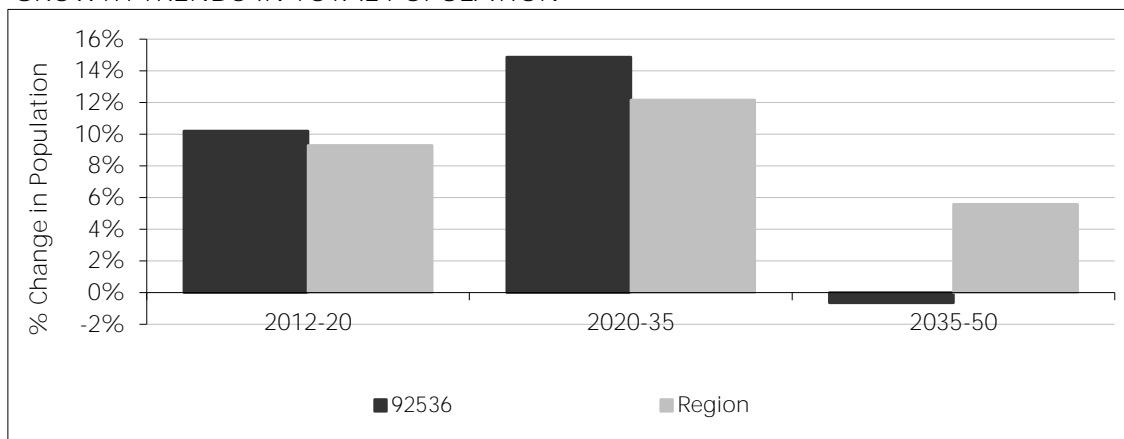
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	372	410	471	468	96	26%
Under 5	23	15	17	13	-10	-43%
5 to 9	21	15	14	10	-11	-52%
10 to 14	11	21	17	13	2	18%
15 to 17	6	8	5	4	-2	-33%
18 to 19	8	11	5	6	-2	-25%
20 to 24	29	17	10	9	-20	-69%
25 to 29	24	11	12	12	-12	-50%
30 to 34	19	21	20	19	0	0%
35 to 39	24	16	17	16	-8	-33%
40 to 44	21	15	22	13	-8	-38%
45 to 49	28	11	20	18	-10	-36%
50 to 54	21	21	21	24	3	14%
55 to 59	26	29	37	37	11	42%
60 to 61	13	13	14	13	0	0%
62 to 64	20	37	20	30	10	50%
65 to 69	32	49	56	71	39	122%
70 to 74	31	45	68	45	14	45%
75 to 79	7	19	49	37	30	429%
80 to 84	4	11	22	30	26	650%
85 and over	4	25	25	48	44	1100%
Median Age	45.0	59.0	62.7	64.7	19.7	44%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	372	410	471	468	96	26%
Hispanic	106	63	101	112	6	6%
Non-Hispanic	266	347	370	356	90	34%
White	200	268	298	287	87	44%
Black	12	8	12	17	5	42%
American Indian	44	45	17	2	-42	-95%
Asian	4	10	18	22	18	450%
Hawaiian / Pacific Islander	0	0	2	2	2	--
Other	2	1	0	0	-2	-100%
Two or More Races	4	15	23	26	22	550%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	20	20	20	20	0	0%
Civilian Jobs	20	20	20	20	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	30,722	30,722	30,722	30,722	0	0%
Developed Acres	5,029	5,125	6,339	6,339	1,309	26%
Low Density Single Family	2,346	2,441	3,655	3,655	1,309	56%
Single Family	20	20	20	20	0	0%
Multiple Family	0	0	0	0	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	49	49	49	49	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	159	159	159	159	0	0%
Agricultural and Extractive[2]	1,692	1,692	1,692	1,692	0	0%
Parks and Military Use	762	762	762	762	0	0%
Vacant Developable Acres	5,401	5,306	4,092	4,092	-1,309	-24%
Low Density Single Family	5,401	5,306	4,092	4,092	-1,309	-24%
Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
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	20,292	20,292	20,292	20,292	0	0%
Employment Density[3]	0.4	0.4	0.4	0.4	--	#VALUE!
Residential Density[4]	0.1	0.1	0.1	0.1	0.0	-27%

GROWTH TRENDS IN JOBS
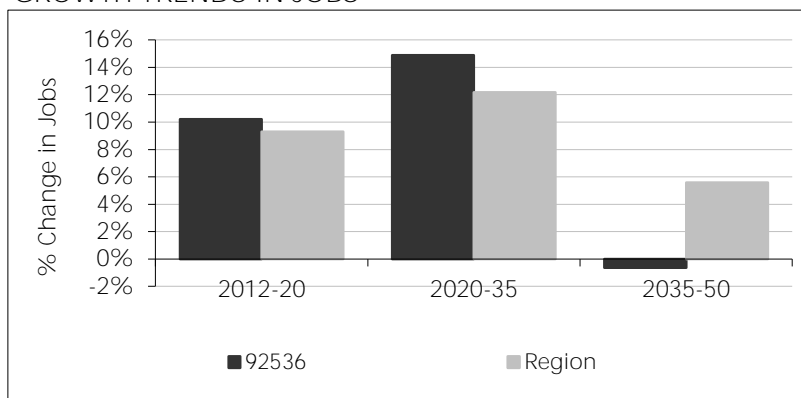
Notes:

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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