SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92070

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	718	794	920	902	184	26%
Household Population	713	793	913	889	176	25%
Group Quarters Population	5	1	7	13	8	160%
Civilian	5	1	7	13	8	160%
Military	0	0	0	0	0	0%
Total Housing Units	420	436	476	475	55	13%
Single Family	352	368	408	407	55	16%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	68	68	68	68	0	0%
Occupied Housing Units	357	363	410	399	42	12%
Single Family	329	335	383	374	45	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	28	28	27	25	-3	-11%
Vacancy Rate	15.0%	16.7%	13.9%	16.0%	1.0	7%
Single Family	6.5%	9.0%	6.1%	8.1%	1.6	25%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	58.8%	58.8%	60.3%	63.2%	4.4	7%
Persons per Household	2.00	2.18	2.23	2.23	0.2	12%

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	74	51	55	49	-25	-34%
$15,000-$29,999	60	36	36	31	-29	-48%
$30,000-$44,999	15	39	30	30	15	100%
$45,000-$59,999	24	47	55	34	10	42%
$60,000-$74,999	32	19	27	44	12	38%
$75,000-$99,999	24	45	49	34	10	42%
$100,000-$124,999	36	28	40	53	17	47%
$125,000-$149,999	24	23	29	14	-10	-42%
$150,000-$199,999	38	29	25	38	0	0%
$200,000 or more	30	46	64	72	42	140%
Total Households	357	363	410	399	42	12%

*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.
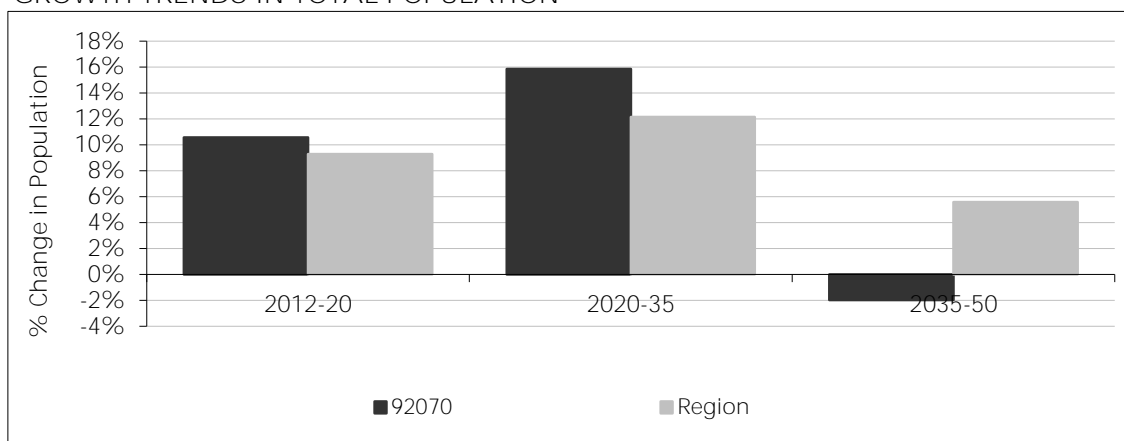
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	718	794	920	902	184	26%
Under 5	24	19	26	30	6	25%
5 to 9	21	42	42	40	19	90%
10 to 14	29	40	33	36	7	24%
15 to 17	20	21	20	15	-5	-25%
18 to 19	28	12	11	8	-20	-71%
20 to 24	32	22	15	18	-14	-44%
25 to 29	20	26	24	25	5	25%
30 to 34	37	33	27	43	6	16%
35 to 39	41	36	34	33	-8	-20%
40 to 44	33	22	32	25	-8	-24%
45 to 49	31	26	53	41	10	32%
50 to 54	56	46	54	42	-14	-25%
55 to 59	70	84	74	79	9	13%
60 to 61	30	33	27	28	-2	-7%
62 to 64	40	66	53	67	27	68%
65 to 69	56	93	94	96	40	71%
70 to 74	87	82	119	105	18	21%
75 to 79	18	49	77	65	47	261%
80 to 84	7	18	54	33	26	371%
85 and over	38	24	51	73	35	92%
Median Age	53.8	58.1	61.1	61.1	7.3	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	718	794	920	902	184	26%
Hispanic	84	131	179	190	106	126%
Non-Hispanic	634	663	741	712	78	12%
White	509	549	642	614	105	21%
Black	10	15	18	15	5	50%
American Indian	76	56	16	5	-71	-93%
Asian	17	20	32	39	22	129%
Hawaiian / Pacific Islander	2	1	3	2	0	0%
Other	1	0	1	0	-1	-100%
Two or More Races	19	22	29	37	18	95%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	400	421	489	715	315	79%
Civilian Jobs	400	421	489	715	315	79%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	86,442	86,442	86,442	86,442	0	0%
Developed Acres	11,328	11,992	13,500	13,695	2,367	21%
Low Density Single Family	2,949	3,611	5,114	5,299	2,350	80%
Single Family	30	30	31	30	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	50	50	50	50	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	151	151	151	151	0	0%
Commercial/Services	381	384	390	408	27	7%
Office	2	0	0	0	-2	-96%
Schools	0	0	0	0	0	0%
Roads and Freeways	624	624	624	624	0	0%
Agricultural and Extractive[2]	6,560	6,560	6,560	6,553	-8	0%
Parks and Military Use	580	580	580	580	0	0%
Vacant Developable Acres	18,588	17,924	16,416	16,221	-2,367	-13%
Low Density Single Family	18,551	17,889	16,387	16,201	-2,350	-13%
Single Family	6	5	3	3	-3	-55%
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	30	30	26	17	-13	-44%
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	56,526	56,526	56,526	56,526	0	0%
Employment Density[3]	0.7	0.8	0.9	1.3	0.5	71%
Residential Density[4]	0.1	0.1	0.1	0.1	-0.1	-36%

GROWTH TRENDS IN JOBS

Legend: ■ 92070 ■ Region
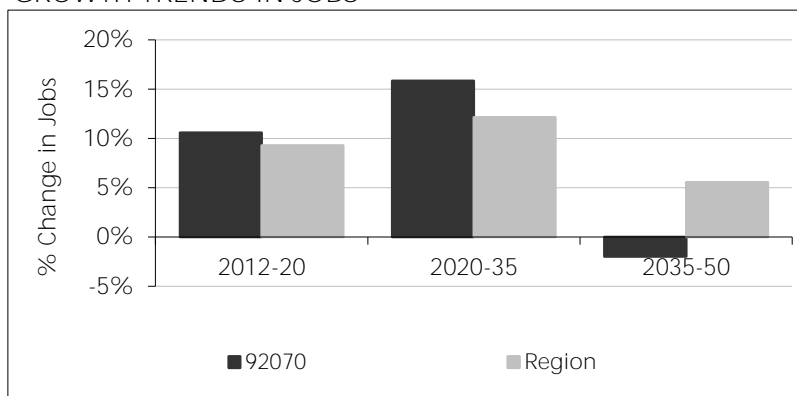
Notes:

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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