SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 91977

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	60,002	61,469	65,232	65,677	5,675	9%
Household Population	59,403	60,965	64,547	64,848	5,445	9%
Group Quarters Population	599	504	685	829	230	38%
Civilian	599	504	685	829	230	38%
Military	0	0	0	0	0	0%
Total Housing Units	19,577	20,116	21,087	21,924	2,347	12%
Single Family	14,169	14,726	15,689	16,672	2,503	18%
Multiple Family	4,515	4,497	4,505	4,359	-156	-3%
Mobile Homes	893	893	893	893	0	0%
Occupied Housing Units	18,722	18,882	20,023	20,179	1,457	8%
Single Family	13,339	13,769	14,888	15,266	1,927	14%
Multiple Family	4,562	4,289	4,316	4,112	-450	-10%
Mobile Homes	821	824	819	801	-20	-2%
Vacancy Rate	4.4%	6.1%	5.0%	8.0%	3.6	82%
Single Family	5.9%	6.5%	5.1%	8.4%	2.5	42%
Multiple Family	-1.0%	4.6%	4.2%	5.7%	6.7	-670%
Mobile Homes	8.1%	7.7%	8.3%	10.3%	2.2	27%
Persons per Household	3.17	3.23	3.22	3.21	0.0	1%

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	1,322	1,242	1,098	918	-404	-31%
$15,000-$29,999	2,272	2,044	1,867	1,636	-636	-28%
$30,000-$44,999	2,473	2,402	2,313	2,049	-424	-17%
$45,000-$59,999	2,546	2,367	2,353	2,220	-326	-13%
$60,000-$74,999	2,399	2,038	2,002	2,089	-310	-13%
$75,000-$99,999	2,613	2,746	3,066	2,944	331	13%
$100,000-$124,999	1,806	2,049	2,240	2,334	528	29%
$125,000-$149,999	1,183	1,351	1,615	1,814	631	53%
$150,000-$199,999	1,260	1,504	1,896	2,148	888	70%
$200,000 or more	848	1,139	1,573	2,027	1,179	139%
Total Households	18,722	18,882	20,023	20,179	1,457	8%
Median Household Income Adjusted for inflation ($2010)	$64,677	$70,201	$78,086	$84,999	$20,322	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.
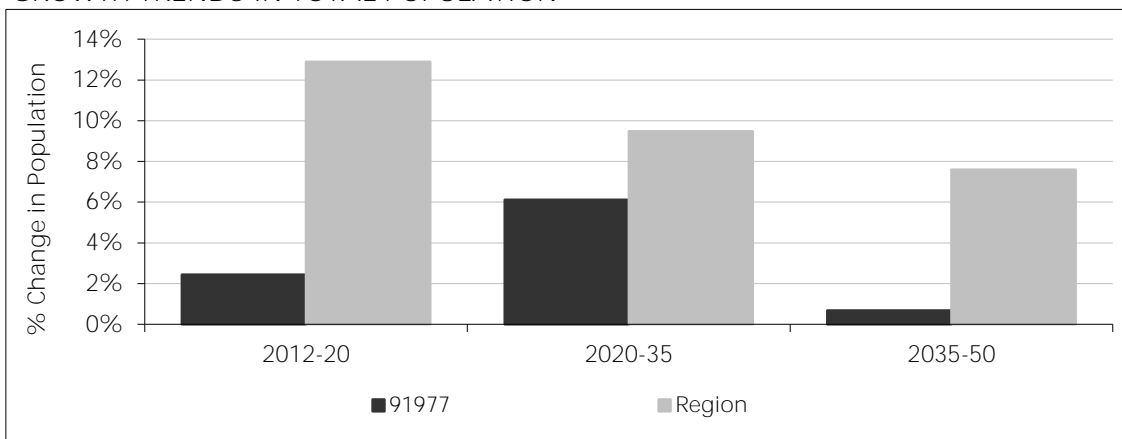
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	60,002	61,469	65,232	65,677	5,675	9%
Under 5	4,427	4,916	4,694	4,519	92	2%
5 to 9	4,313	4,356	4,608	4,419	106	2%
10 to 14	4,550	4,283	4,528	4,541	-9	0%
15 to 17	3,020	2,563	2,653	2,647	-373	-12%
18 to 19	2,069	1,591	1,618	1,655	-414	-20%
20 to 24	4,342	4,282	3,993	3,938	-404	-9%
25 to 29	4,089	4,434	3,933	3,880	-209	-5%
30 to 34	3,854	3,932	3,987	3,831	-23	-1%
35 to 39	3,623	3,881	4,270	3,742	119	3%
40 to 44	3,940	3,554	4,340	3,810	-130	-3%
45 to 49	4,037	3,614	3,887	3,943	-94	-2%
50 to 54	4,248	3,824	3,912	4,266	18	0%
55 to 59	3,637	3,873	3,348	4,197	560	15%
60 to 61	1,320	1,594	1,358	1,539	219	17%
62 to 64	1,737	2,092	1,931	2,065	328	19%
65 to 69	2,137	2,928	3,119	3,154	1,017	48%
70 to 74	1,439	2,187	2,876	2,454	1,015	71%
75 to 79	1,152	1,473	2,720	2,643	1,491	129%
80 to 84	944	923	1,735	1,827	883	94%
85 and over	1,124	1,169	1,722	2,607	1,483	132%
Median Age	34.1	35.5	38.0	39.6	5.5	16%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	60,002	61,469	65,232	65,677	5,675	9%
Hispanic	25,241	28,388	34,370	38,499	13,258	53%
Non-Hispanic	34,761	33,081	30,862	27,178	-7,583	-22%
White	20,013	17,411	11,839	6,370	-13,643	-68%
Black	6,593	7,054	8,077	8,514	1,921	29%
American Indian	165	174	190	174	9	5%
Asian	4,872	5,160	6,858	7,865	2,993	61%
Hawaiian / Pacific Islander	570	597	663	755	185	32%
Other	108	112	148	136	28	26%
Two or More Races	2,440	2,573	3,087	3,364	924	38%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	8,330	9,361	10,198	11,433	3,103	37%
Civilian Jobs	8,330	9,361	10,198	11,433	3,103	37%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,959	7,959	7,959	7,959	0	0%
Developed Acres	5,444	5,554	5,726	6,055	611	11%
Low Density Single Family	65	75	91	110	45	69%
Single Family	3,015	3,098	3,255	3,561	546	18%
Multiple Family	192	192	192	188	-4	-2%
Mobile Homes	105	94	67	36	-69	-65%
Other Residential	5	2	2	1	-4	-70%
Mixed Use	0	0	0	0	0	0%
Industrial	159	183	202	228	69	44%
Commercial/Services	221	239	254	267	46	21%
Office	8	9	11	15	7	93%
Schools	276	274	274	273	-3	-1%
Roads and Freeways	1,219	1,219	1,219	1,219	0	0%
Agricultural and Extractive[2]	5	3	0	0	-5	-100%
Parks and Military Use	174	164	158	155	-19	-11%
Vacant Developable Acres	824	714	542	213	-611	-74%
Low Density Single Family	54	44	29	10	-45	-82%
Single Family	643	571	439	165	-478	-74%
Multiple Family	1	1	1	1	0	-8%
Mixed Use	0	0	0	0	0	0%
Industrial	70	54	39	16	-54	-77%
Commercial/Services	39	31	23	13	-26	-67%
Office	8	5	3	0	-8	-95%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	8	8	8	8	0	0%
Constrained Acres	1,691	1,691	1,691	1,691	0	0%
Employment Density[3]	12.5	13.3	13.8	14.6	2.0	16%
Residential Density[4]	5.8	5.8	5.8	5.6	-0.2	-3%

GROWTH TRENDS IN JOBS
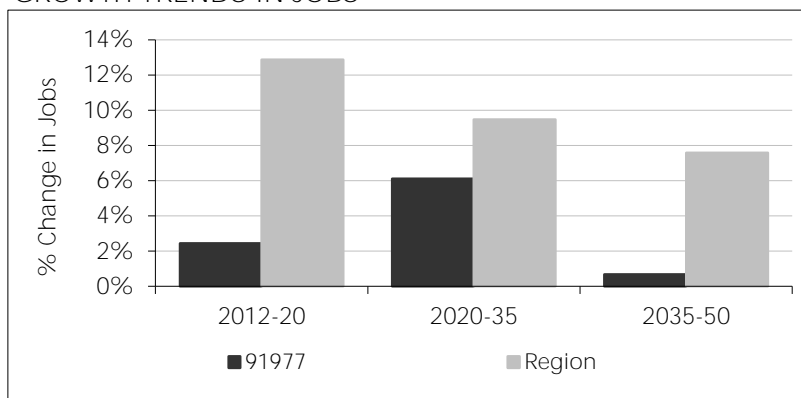
Notes:

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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