

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91962

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,736	1,909	2,475	2,450	714	41%
Household Population	1,736	1,909	2,475	2,450	714	41%
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	736	799	1,002	1,005	269	37%
Single Family	731	794	997	1,000	269	37%
Multiple Family	5	5	5	5	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	701	751	974	966	265	38%
Single Family	694	744	967	959	265	38%
Multiple Family	7	7	7	7	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.8%	6.0%	2.8%	3.9%	-0.9	-19%
Single Family	5.1%	6.3%	3.0%	4.1%	-1.0	-20%
Multiple Family	-40.0%	-40.0%	-40.0%	-40.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.48	2.54	2.54	2.54	0.1	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	32	58	59	51	19	59%
\$15,000-\$29,999	78	85	89	71	-7	-9%
\$30,000-\$44,999	141	86	115	101	-40	-28%
\$45,000-\$59,999	110	109	127	107	-3	-3%
\$60,000-\$74,999	114	93	120	120	6	5%
\$75,000-\$99,999	113	137	193	191	78	69%
\$100,000-\$124,999	54	86	107	131	77	143%
\$125,000-\$149,999	37	49	74	80	43	116%
\$150,000-\$199,999	17	39	73	92	75	441%
\$200,000 or more	5	9	17	22	17	340%
Total Households	701	751	974	966	265	38%
Median Household Income						
Adjusted for inflation (\$2010)	\$58,568	\$66,048	\$72,125	\$79,319	\$20,751	35%

### \*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.

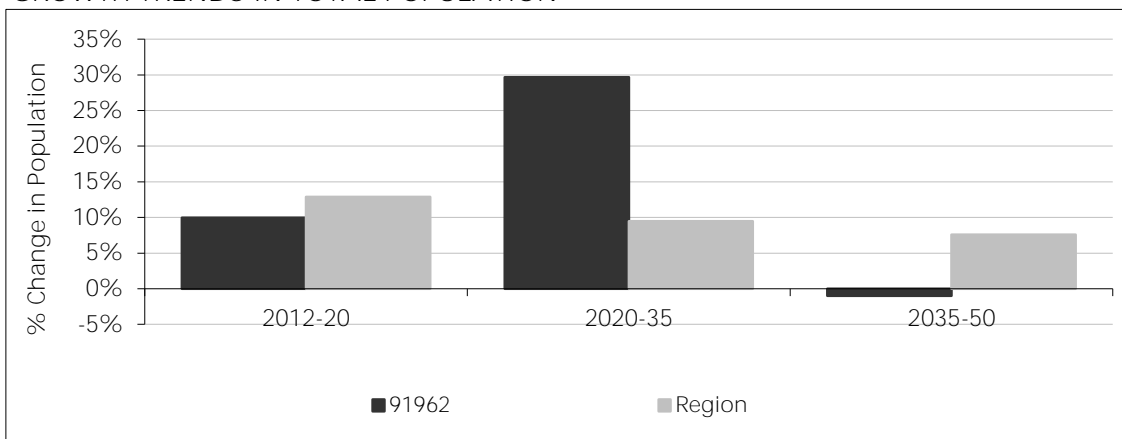
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,736	1,909	2,475	2,450	714	41%
Under 5	124	133	168	175	51	41%
5 to 9	105	133	133	151	46	44%
10 to 14	85	85	125	119	34	40%
15 to 17	70	61	111	84	14	20%
18 to 19	39	32	48	35	-4	-10%
20 to 24	87	83	110	95	8	9%
25 to 29	103	104	110	97	-6	-6%
30 to 34	63	69	79	87	24	38%
35 to 39	80	106	109	127	47	59%
40 to 44	110	116	148	141	31	28%
45 to 49	98	90	130	112	14	14%
50 to 54	189	158	224	179	-10	-5%
55 to 59	182	199	223	232	50	27%
60 to 61	64	72	84	101	37	58%
62 to 64	97	106	110	123	26	27%
65 to 69	102	166	147	183	81	79%
70 to 74	52	98	155	141	89	171%
75 to 79	39	61	134	116	77	197%
80 to 84	20	16	63	51	31	155%
85 and over	27	21	64	101	74	274%
Median Age	45.1	46.8	48.7	50.1	5.0	11%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,736	1,909	2,475	2,450	714	41%
Hispanic	293	334	521	573	280	96%
Non-Hispanic	1,443	1,575	1,954	1,877	434	30%
White	1,339	1,456	1,760	1,665	326	24%
Black	43	43	62	54	11	26%
American Indian	13	6	3	7	-6	-46%
Asian	17	21	59	81	64	376%
Hawaiian / Pacific Islander	0	2	2	1	1	--
Other	5	2	3	1	-4	-80%
Two or More Races	26	45	65	68	42	162%

## GROWTH TRENDS IN TOTAL POPULATION



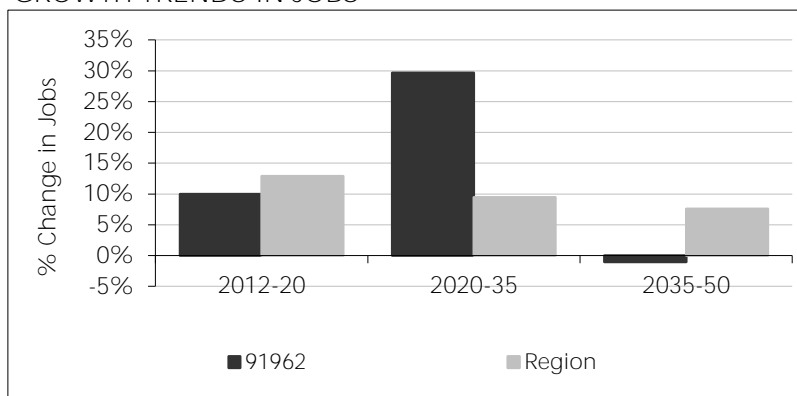
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	358	376	410	477	119	33%
Civilian Jobs	358	376	410	477	119	33%
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	71,916	71,916	71,916	71,916	0	0%
Developed Acres	5,482	6,055	11,752	11,826	6,344	116%
Low Density Single Family	1,310	1,845	7,472	7,544	6,234	476%
Single Family	362	400	475	476	115	32%
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	25	24	24	24	0	-2%
Commercial/Services	215	215	214	214	-1	0%
Office	0	1	2	3	3	--
Schools	32	32	32	32	0	0%
Roads and Freeways	2,183	2,183	2,183	2,183	0	0%
Agricultural and Extractive <sup>2</sup>	1,336	1,336	1,336	1,336	-1	0%
Parks and Military Use	19	19	13	13	-6	-31%
Vacant Developable Acres	11,132	10,559	4,862	4,787	-6,344	-57%
Low Density Single Family	10,972	10,437	4,810	4,738	-6,234	-57%
Single Family	132	95	26	25	-107	-81%
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	24	24	24	24	0	0%
Office	3	3	2	1	-3	-78%
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	55,302	55,302	55,302	55,302	0	0%
Employment Density <sup>3</sup>	1.3	1.4	1.5	1.7	0.4	32%
Residential Density <sup>4</sup>	0.4	0.4	0.1	0.1	-0.3	-72%

## 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