

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92067

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,224	9,989	12,666	13,130	3,906	42%
Household Population	9,224	9,989	12,666	13,130	3,906	42%
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	3,895	4,104	4,932	5,180	1,285	33%
Single Family	3,834	4,043	4,871	5,118	1,284	33%
Multiple Family	61	61	61	62	1	2%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,437	3,599	4,537	4,714	1,277	37%
Single Family	3,395	3,549	4,485	4,664	1,269	37%
Multiple Family	42	50	52	50	8	19%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	11.8%	12.3%	8.0%	9.0%	-2.8	-24%
Single Family	11.5%	12.2%	7.9%	8.9%	-2.6	-23%
Multiple Family	31.1%	18.0%	14.8%	19.4%	-11.7	-38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.68	2.78	2.79	2.79	0.1	4%

## 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	122	124	160	155	33	27%
\$15,000-\$29,999	311	111	200	213	-98	-32%
\$30,000-\$44,999	281	155	224	204	-77	-27%
\$45,000-\$59,999	202	217	250	248	46	23%
\$60,000-\$74,999	209	200	271	275	66	32%
\$75,000-\$99,999	239	328	428	432	193	81%
\$100,000-\$124,999	223	343	380	307	84	38%
\$125,000-\$149,999	204	263	361	395	191	94%
\$150,000-\$199,999	483	507	540	564	81	17%
\$200,000 or more	1,163	1,351	1,723	1,921	758	65%
Total Households	3,437	3,599	4,537	4,714	1,277	37%
Median Household Income						
Adjusted for inflation (\$2010)	\$141,115	\$155,769	\$149,619	\$161,348	\$20,233	14%

### \*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.

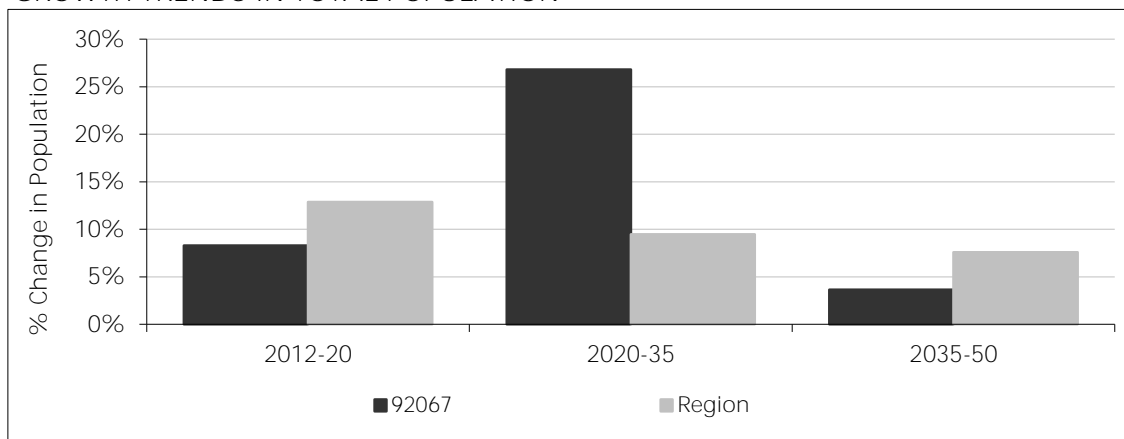
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,224	9,989	12,666	13,130	3,906	42%
Under 5	262	414	500	560	298	114%
5 to 9	569	621	717	887	318	56%
10 to 14	775	747	944	1,037	262	34%
15 to 17	529	476	628	565	36	7%
18 to 19	333	232	325	218	-115	-35%
20 to 24	419	328	451	410	-9	-2%
25 to 29	297	308	360	387	90	30%
30 to 34	202	242	343	462	260	129%
35 to 39	333	435	545	622	289	87%
40 to 44	516	458	761	621	105	20%
45 to 49	689	583	798	728	39	6%
50 to 54	779	737	969	793	14	2%
55 to 59	781	844	840	1,019	238	30%
60 to 61	374	440	346	399	25	7%
62 to 64	514	570	519	632	118	23%
65 to 69	733	877	915	1,064	331	45%
70 to 74	413	692	945	847	434	105%
75 to 79	266	451	777	635	369	139%
80 to 84	191	231	479	435	244	128%
85 and over	249	303	504	809	560	225%
Median Age	47.7	51.0	49.8	50.4	2.7	6%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,224	9,989	12,666	13,130	3,906	42%
Hispanic	675	853	1,806	2,376	1,701	252%
Non-Hispanic	8,549	9,136	10,860	10,754	2,205	26%
White	7,565	7,969	8,977	8,583	1,018	13%
Black	44	67	132	133	89	202%
American Indian	9	10	22	9	0	0%
Asian	655	694	1,181	1,413	758	116%
Hawaiian / Pacific Islander	8	13	35	40	32	400%
Other	26	28	26	14	-12	-46%
Two or More Races	242	355	487	562	320	132%

## GROWTH TRENDS IN TOTAL POPULATION



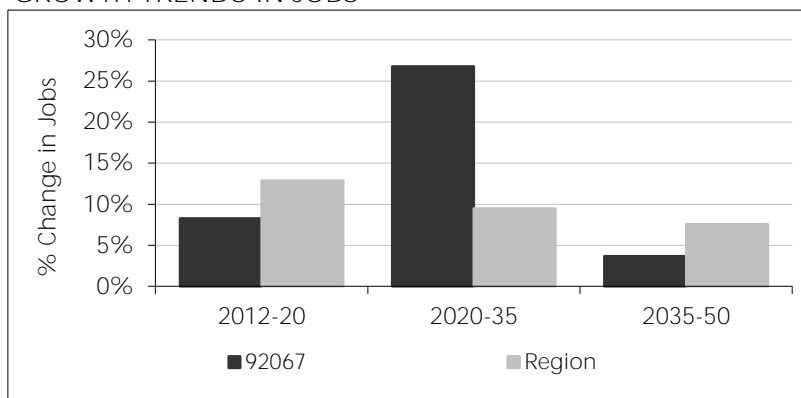
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,179	3,278	3,316	3,316	137	4%
Civilian Jobs	3,179	3,278	3,316	3,316	137	4%
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	14,776	14,776	14,776	14,776	0	0%
Developed Acres	10,970	11,720	12,635	12,877	1,907	17%
Low Density Single Family	5,576	5,989	6,693	6,845	1,269	23%
Single Family	2,608	2,611	2,824	2,915	306	12%
Multiple Family	6	6	6	6	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	89	91	91	91	1	1%
Commercial/Services	356	358	359	359	3	1%
Office	6	5	5	5	0	-9%
Schools	41	41	41	41	0	0%
Roads and Freeways	794	794	794	794	0	0%
Agricultural and Extractive <sup>2</sup>	866	865	862	862	-4	0%
Parks and Military Use	628	957	957	957	329	52%
Vacant Developable Acres	2,377	1,627	713	470	-1,907	-80%
Low Density Single Family	1,687	1,256	553	401	-1,286	-76%
Single Family	355	369	159	68	-287	-81%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	4	1	0	0	-4	-100%
Office	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0%
Parks and Other	330	0	0	0	-330	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,428	1,428	1,428	1,428	0	0%
Employment Density <sup>3</sup>	6.5	6.6	6.7	6.7	0.2	3%
Residential Density <sup>4</sup>	0.5	0.5	0.5	0.5	0.1	12%

## 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