SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 91978

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	8,096	8,864	10,165	12,221	4,125	51%
Household Population	8,058	8,834	10,127	12,177	4,119	51%
Group Quarters Population	38	30	38	44	6	16%
Civilian	38	30	38	44	6	16%
Military	0	0	0	0	0	0%
Total Housing Units	2,888	3,266	3,687	4,163	1,275	44%
Single Family	1,734	2,112	2,533	2,979	1,245	72%
Multiple Family	553	553	553	583	30	5%
Mobile Homes	601	601	601	601	0	0%
Occupied Housing Units	2,777	3,003	3,390	4,106	1,329	48%
Single Family	1,419	1,732	2,133	2,799	1,380	97%
Multiple Family	792	703	692	755	-37	-5%
Mobile Homes	566	568	565	552	-14	-2%
Vacancy Rate	3.8%	8.1%	8.1%	1.4%	-2.4	-63%
Single Family	18.2%	18.0%	15.8%	6.0%	-12.2	-67%
Multiple Family	-43.2%	-27.1%	-25.1%	-29.5%	13.7	-32%
Mobile Homes	5.8%	5.5%	6.0%	8.2%	2.4	41%
Persons per Household	2.90	2.94	2.99	2.97	0.1	2%

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.
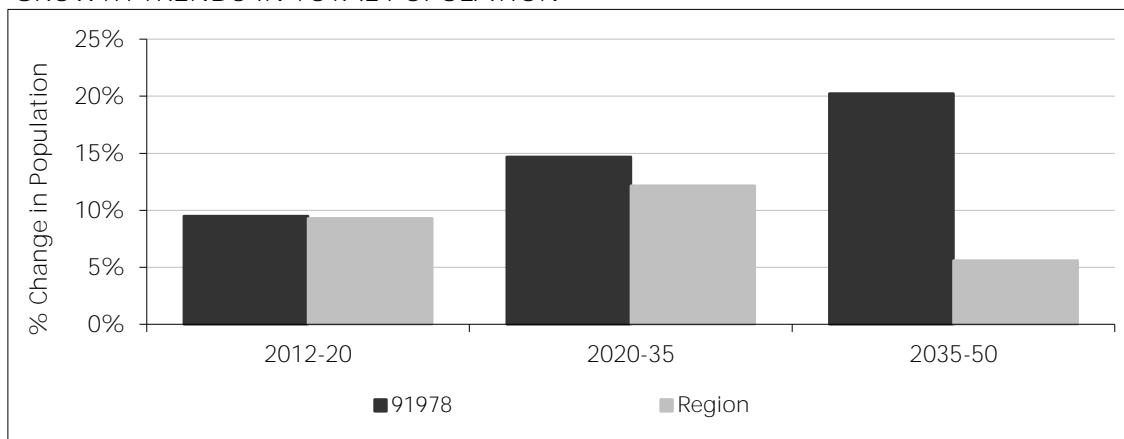
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	8,096	8,864	10,165	12,221	4,125	51%
Under 5	619	732	763	913	294	47%
5 to 9	470	513	648	789	319	68%
10 to 14	568	598	706	867	299	53%
15 to 17	423	380	502	582	159	38%
18 to 19	274	241	276	312	38	14%
20 to 24	640	618	668	808	168	26%
25 to 29	632	699	710	846	214	34%
30 to 34	507	570	611	755	248	49%
35 to 39	467	565	636	728	261	56%
40 to 44	452	458	631	694	242	54%
45 to 49	540	534	645	696	156	29%
50 to 54	567	523	638	790	223	39%
55 to 59	565	623	567	771	206	36%
60 to 61	207	248	221	278	71	34%
62 to 64	282	357	335	395	113	40%
65 to 69	321	489	546	667	346	108%
70 to 74	180	292	377	415	235	131%
75 to 79	140	177	281	283	143	102%
80 to 84	118	105	194	212	94	80%
85 and over	124	142	210	420	296	239%
Median Age	34.2	35.7	36.6	36.6	2.4	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	8,096	8,864	10,165	12,221	4,125	51%
Hispanic	2,330	2,978	4,385	6,402	4,072	175%
Non-Hispanic	5,766	5,886	5,780	5,819	53	1%
White	4,212	4,037	3,164	2,208	-2,004	-48%
Black	665	800	1,090	1,539	874	131%
American Indian	36	39	40	42	6	17%
Asian	450	546	876	1,232	782	174%
Hawaiian / Pacific Islander	41	44	63	80	39	95%
Other	28	32	35	42	14	50%
Two or More Races	334	388	512	676	342	102%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,509	1,544	1,562	1,589	80	5%
Civilian Jobs	1,509	1,544	1,562	1,589	80	5%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	7,875	7,875	7,875	7,875	0	0%
Developed Acres	1,633	3,199	3,205	3,218	1,585	97%
Low Density Single Family	157	1,601	1,601	1,601	1,444	918%
Single Family	495	514	547	585	90	18%
Multiple Family	25	25	25	26	1	5%
Mobile Homes	76	57	29	4	-71	-94%
Other Residential	11	11	11	11	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	157	157	157	157	0	0%
Commercial/Services	44	87	87	87	43	98%
Office	0	0	0	0	0	0%
Schools	63	63	63	63	0	0%
Roads and Freeways	193	193	193	193	0	0%
Agricultural and Extractive[2]	84	84	84	84	0	0%
Parks and Military Use	329	407	409	408	79	24%
Vacant Developable Acres	1,733	190	184	170	-1,563	-90%
Low Density Single Family	1,500	57	57	57	-1,444	-96%
Single Family	17	16	14	0	-17	-97%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	4	4	4	0	0%
Commercial/Services	44	0	0	0	-44	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	59	3	0	0	-59	-100%
Future Roads and Freeways	109	109	109	109	0	0%
Constrained Acres	4,486	4,486	4,486	4,486	0	0%
Employment Density[3]	5.7	5.0	5.1	5.2	-0.5	-10%
Residential Density[4]	3.8	1.5	1.7	1.9	-1.9	-51%

GROWTH TRENDS IN JOBS

Legend: ■ 91978   ■ Region
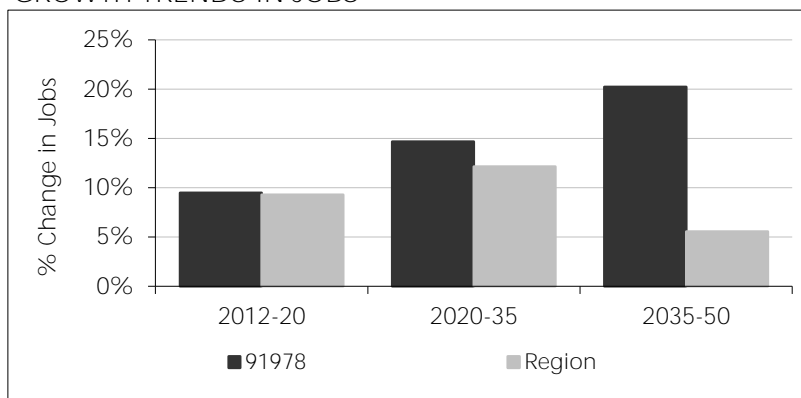
Notes:

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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