SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 91934

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	853	912	1,555	1,861	1,008	118%
Household Population	853	912	1,555	1,861	1,008	118%
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	443	450	719	883	440	99%
Single Family	326	333	602	766	440	135%
Multiple Family	77	77	77	77	0	0%
Mobile Homes	40	40	40	40	0	0%
Occupied Housing Units	376	392	644	767	391	104%
Single Family	261	275	527	652	391	150%
Multiple Family	76	77	77	76	0	0%
Mobile Homes	39	40	40	39	0	0%
Vacancy Rate	15.1%	12.9%	10.4%	13.1%	-2.0	-13%
Single Family	19.9%	17.4%	12.5%	14.9%	-5.0	-25%
Multiple Family	1.3%	0.0%	0.0%	1.3%	0.0	0%
Mobile Homes	2.5%	0.0%	0.0%	2.5%	0.0	0%
Persons per Household	2.27	2.33	2.41	2.43	0.2	7%

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.
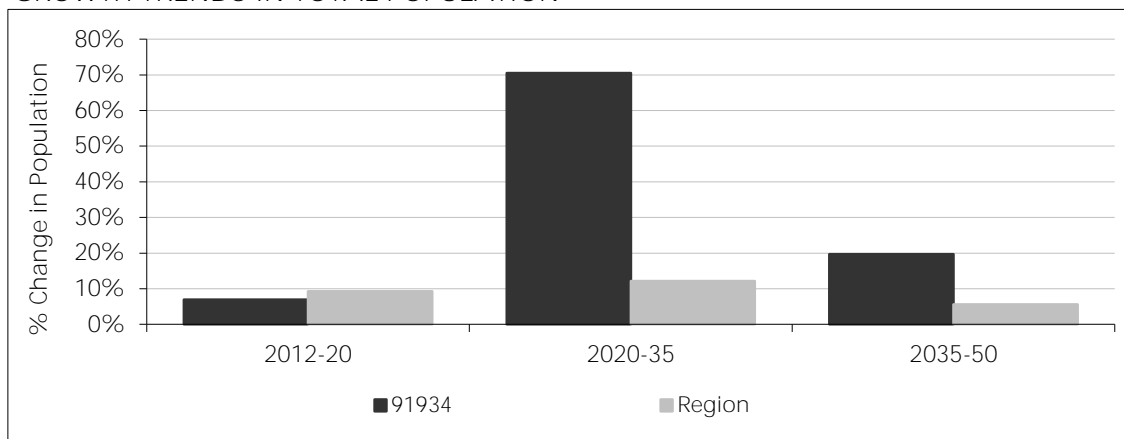
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	853	912	1,555	1,861	1,008	118%
Under 5	64	61	101	157	93	145%
5 to 9	43	65	72	124	81	188%
10 to 14	69	55	112	164	95	138%
15 to 17	59	47	93	99	40	68%
18 to 19	47	24	64	43	-4	-9%
20 to 24	49	50	91	81	32	65%
25 to 29	53	65	68	61	8	15%
30 to 34	45	50	69	78	33	73%
35 to 39	56	56	70	92	36	64%
40 to 44	47	42	73	60	13	28%
45 to 49	46	44	72	90	44	96%
50 to 54	46	34	56	74	28	61%
55 to 59	45	66	70	138	93	207%
60 to 61	21	26	48	66	45	214%
62 to 64	27	45	61	80	53	196%
65 to 69	39	69	110	102	63	162%
70 to 74	36	34	110	124	88	244%
75 to 79	21	33	92	99	78	371%
80 to 84	21	16	56	39	18	86%
85 and over	19	30	67	90	71	374%
Median Age	34.7	38.5	42.6	42.6	7.9	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	853	912	1,555	1,861	1,008	118%
Hispanic	484	415	916	1,233	749	155%
Non-Hispanic	369	497	639	628	259	70%
White	334	414	510	451	117	35%
Black	21	22	34	54	33	157%
American Indian	4	23	11	2	-2	-50%
Asian	2	9	47	79	77	3850%
Hawaiian / Pacific Islander	0	0	2	2	2	--
Other	0	1	2	0	0	0%
Two or More Races	8	28	33	40	32	400%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	424	440	494	726	302	71%
Civilian Jobs	424	440	494	726	302	71%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	30,892	30,892	30,892	30,892	0	0%
Developed Acres	3,325	3,699	5,639	6,494	3,169	95%
Low Density Single Family	1,664	2,029	3,769	4,483	2,819	169%
Single Family	49	49	245	374	325	667%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	2	2	2	2	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	312	124	124	124	-187	-60%
Commercial/Services	110	118	122	146	36	33%
Office	0	0	0	0	0	0%
Schools	1	1	1	1	0	0%
Roads and Freeways	787	975	975	975	187	24%
Agricultural and Extractive[2]	401	401	401	389	-12	-3%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	11,110	10,737	8,797	7,942	-3,169	-29%
Low Density Single Family	10,007	9,642	7,902	7,188	-2,819	-28%
Single Family	1,023	1,023	826	698	-325	-32%
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	81	72	69	56	-25	-30%
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	16,456	16,456	16,456	16,456	0	0%
Employment Density[3]	1.0	1.8	2.0	2.7	1.7	166%
Residential Density[4]	0.3	0.2	0.2	0.2	-0.1	-30%

GROWTH TRENDS IN JOBS
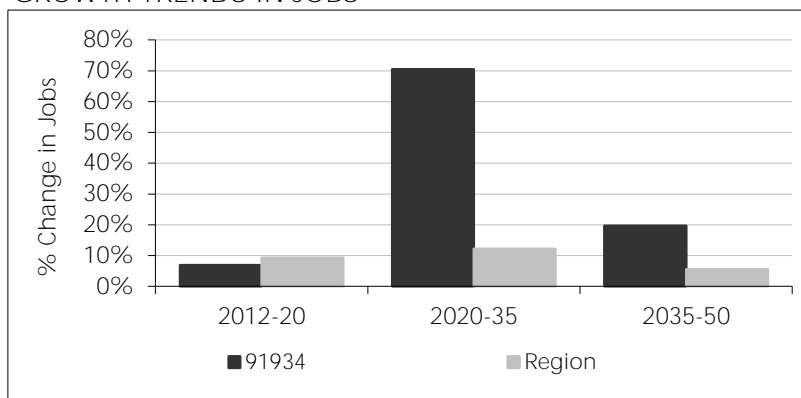
Notes:

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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