

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92028

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,638	52,673	60,736	62,500	14,862	31%
Household Population	47,346	52,444	60,413	62,123	14,777	31%
Group Quarters Population	292	229	323	377	85	29%
Civilian	292	229	323	377	85	29%
Military	0	0	0	0	0	0%
Total Housing Units	17,314	18,911	21,602	22,436	5,122	30%
Single Family	13,565	15,198	17,910	18,333	4,768	35%
Multiple Family	2,820	2,821	2,840	3,310	490	17%
Mobile Homes	929	892	852	793	-136	-15%
Occupied Housing Units	16,542	18,036	20,846	21,452	4,910	30%
Single Family	13,038	14,563	17,363	17,623	4,585	35%
Multiple Family	2,631	2,634	2,683	3,095	464	18%
Mobile Homes	873	839	800	734	-139	-16%
Vacancy Rate	4.5%	4.6%	3.5%	4.4%	-0.1	-2%
Single Family	3.9%	4.2%	3.1%	3.9%	0.0	0%
Multiple Family	6.7%	6.6%	5.5%	6.5%	-0.2	-3%
Mobile Homes	6.0%	5.9%	6.1%	7.4%	1.4	23%
Persons per Household	2.86	2.91	2.90	2.90	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	947	987	907	761	-186	-20%
\$15,000-\$29,999	2,070	1,973	1,906	1,687	-383	-19%
\$30,000-\$44,999	2,028	2,318	2,356	2,195	167	8%
\$45,000-\$59,999	2,134	2,204	2,376	2,290	156	7%
\$60,000-\$74,999	1,942	1,917	2,143	2,137	195	10%
\$75,000-\$99,999	2,218	2,521	2,952	3,040	822	37%
\$100,000-\$124,999	1,715	1,769	2,197	2,342	627	37%
\$125,000-\$149,999	1,019	1,244	1,590	1,752	733	72%
\$150,000-\$199,999	1,148	1,491	2,006	2,271	1,123	98%
\$200,000 or more	1,321	1,612	2,413	2,977	1,656	125%
Total Households	16,542	18,036	20,846	21,452	4,910	30%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,435	\$72,019	\$81,225	\$88,618	\$20,183	29%

### \*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.

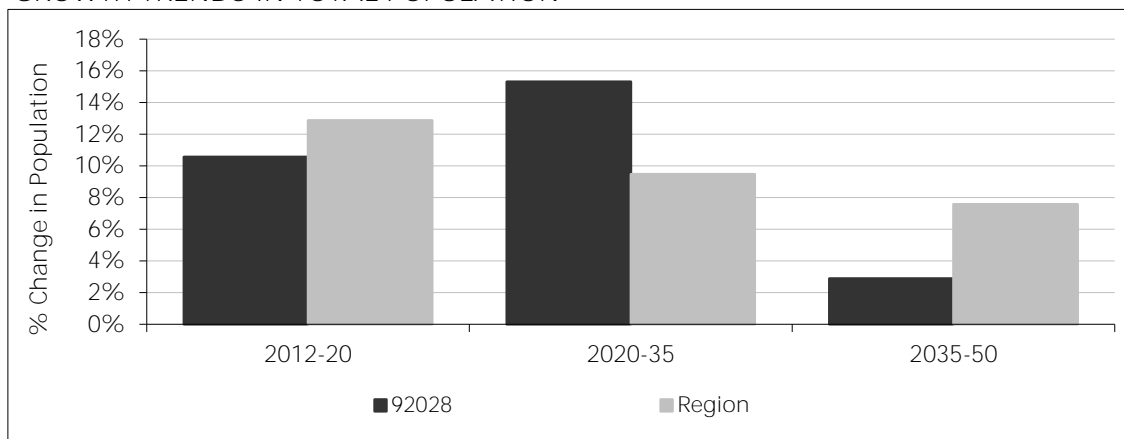
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,638	52,673	60,736	62,500	14,862	31%
Under 5	3,106	3,779	3,997	4,144	1,038	33%
5 to 9	2,983	3,398	3,854	4,030	1,047	35%
10 to 14	3,117	3,169	3,661	3,800	683	22%
15 to 17	2,091	1,916	2,238	2,267	176	8%
18 to 19	1,597	1,299	1,462	1,399	-198	-12%
20 to 24	3,608	3,824	3,924	3,873	265	7%
25 to 29	3,047	3,603	3,447	3,582	535	18%
30 to 34	2,373	2,606	2,873	2,964	591	25%
35 to 39	2,230	2,608	3,087	2,965	735	33%
40 to 44	2,704	2,573	3,592	3,301	597	22%
45 to 49	2,912	2,770	3,420	3,485	573	20%
50 to 54	3,339	3,080	3,584	3,783	444	13%
55 to 59	3,271	3,521	3,246	4,050	779	24%
60 to 61	1,234	1,502	1,280	1,465	231	19%
62 to 64	1,816	2,189	1,949	2,242	426	23%
65 to 69	2,527	3,428	3,473	3,728	1,201	48%
70 to 74	1,931	3,148	3,942	3,291	1,360	70%
75 to 79	1,404	1,849	3,267	2,662	1,258	90%
80 to 84	1,112	1,104	2,279	2,236	1,124	101%
85 and over	1,236	1,307	2,161	3,233	1,997	162%
Median Age	39.3	40.3	42.5	43.4	4.1	10%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,638	52,673	60,736	62,500	14,862	31%
Hispanic	18,944	23,518	31,823	37,039	18,095	96%
Non-Hispanic	28,694	29,155	28,913	25,461	-3,233	-11%
White	25,358	25,596	24,568	20,793	-4,565	-18%
Black	607	637	527	418	-189	-31%
American Indian	454	361	158	76	-378	-83%
Asian	1,162	1,318	2,098	2,466	1,304	112%
Hawaiian / Pacific Islander	106	131	165	191	85	80%
Other	69	62	48	49	-20	-29%
Two or More Races	938	1,050	1,349	1,468	530	57%

## GROWTH TRENDS IN TOTAL POPULATION



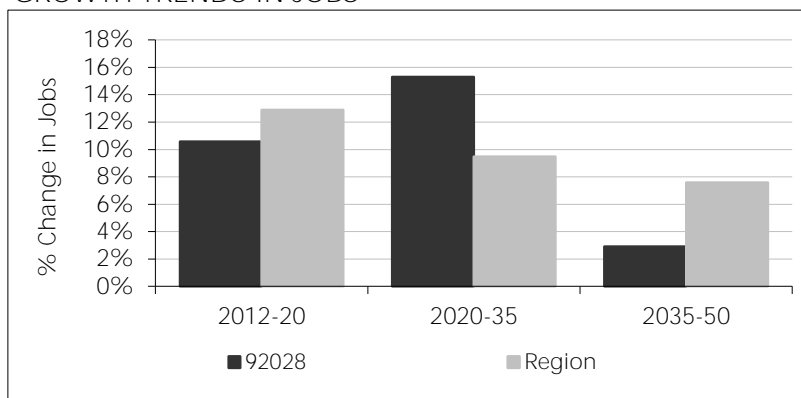
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	10,414	11,637	12,889	14,628	4,214	40%
Civilian Jobs	10,414	11,637	12,889	14,628	4,214	40%
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	76,645	76,645	76,645	76,645	0	0%
Developed Acres	38,160	40,782	46,748	50,107	11,948	31%
Low Density Single Family	17,933	20,213	25,541	28,368	10,434	58%
Single Family	2,698	3,227	3,982	4,075	1,377	51%
Multiple Family	117	116	117	129	12	10%
Mobile Homes	236	209	164	145	-91	-39%
Other Residential	58	51	51	51	-7	-12%
Mixed Use	0	0	14	53	53	--
Industrial	503	514	533	544	41	8%
Commercial/Services	704	1,113	1,187	1,520	816	116%
Office	22	40	36	41	20	90%
Schools	160	190	223	260	100	62%
Roads and Freeways	2,297	2,297	2,297	2,297	0	0%
Agricultural and Extractive <sup>2</sup>	12,819	12,101	11,898	11,902	-917	-7%
Parks and Military Use	611	710	705	721	110	18%
Vacant Developable Acres	19,963	17,341	11,375	8,016	-11,948	-60%
Low Density Single Family	18,288	16,008	10,657	7,755	-10,534	-58%
Single Family	858	814	265	185	-673	-78%
Multiple Family	24	23	23	19	-5	-21%
Mixed Use	9	9	5	1	-7	-86%
Industrial	37	29	20	4	-33	-89%
Commercial/Services	549	397	344	27	-523	-95%
Office	0	0	0	0	0	0%
Schools	48	18	18	0	-48	-100%
Parks and Other	150	43	43	24	-126	-84%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	18,522	18,522	18,522	18,522	0	0%
Employment Density <sup>3</sup>	7.5	6.3	6.5	6.1	-1.4	-18%
Residential Density <sup>4</sup>	0.8	0.8	0.7	0.7	-0.1	-17%

## 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