

# SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92027

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,353	56,873	58,527	59,138	4,785	9%
Household Population	53,873	56,451	57,991	58,516	4,643	9%
Group Quarters Population	480	422	536	622	142	30%
Civilian	480	422	536	622	142	30%
Military	0	0	0	0	0	0%
Total Housing Units	17,216	17,779	18,202	18,498	1,282	7%
Single Family	11,074	11,637	12,046	12,263	1,189	11%
Multiple Family	4,470	4,470	4,484	4,563	93	2%
Mobile Homes	1,672	1,672	1,672	1,672	0	0%
Occupied Housing Units	16,438	16,936	17,463	17,725	1,287	8%
Single Family	10,773	11,275	11,758	11,953	1,180	11%
Multiple Family	4,144	4,135	4,188	4,290	146	4%
Mobile Homes	1,521	1,526	1,517	1,482	-39	-3%
Vacancy Rate	4.5%	4.7%	4.1%	4.2%	-0.3	-7%
Single Family	2.7%	3.1%	2.4%	2.5%	-0.2	-7%
Multiple Family	7.3%	7.5%	6.6%	6.0%	-1.3	-18%
Mobile Homes	9.0%	8.7%	9.3%	11.4%	2.4	27%
Persons per Household	3.28	3.33	3.32	3.30	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	1,466	1,461	1,242	1,048	-418	-29%
\$15,000-\$29,999	2,288	2,386	2,121	1,885	-403	-18%
\$30,000-\$44,999	2,124	2,518	2,383	2,139	15	1%
\$45,000-\$59,999	2,078	2,260	2,209	2,173	95	5%
\$60,000-\$74,999	1,883	1,739	1,859	1,975	92	5%
\$75,000-\$99,999	2,214	2,272	2,421	2,462	248	11%
\$100,000-\$124,999	1,568	1,452	1,703	1,787	219	14%
\$125,000-\$149,999	898	1,024	1,114	1,242	344	38%
\$150,000-\$199,999	988	981	1,284	1,564	576	58%
\$200,000 or more	931	843	1,127	1,450	519	56%
Total Households	16,438	16,936	17,463	17,725	1,287	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$62,095	\$58,958	\$66,265	\$72,285	\$10,190	16%

### \*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.

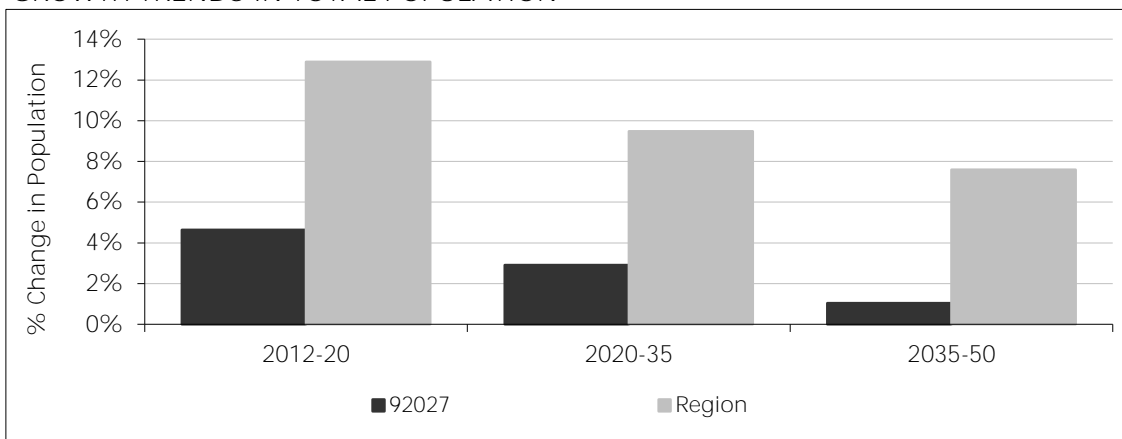
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,353	56,873	58,527	59,138	4,785	9%
Under 5	4,126	4,903	4,695	4,677	551	13%
5 to 9	3,995	4,205	4,267	4,405	410	10%
10 to 14	4,351	4,111	4,290	4,492	141	3%
15 to 17	2,807	2,453	2,515	2,609	-198	-7%
18 to 19	1,812	1,426	1,479	1,537	-275	-15%
20 to 24	4,063	4,084	3,727	3,896	-167	-4%
25 to 29	3,971	4,309	3,837	3,985	14	0%
30 to 34	3,691	3,787	3,939	3,916	225	6%
35 to 39	3,370	3,856	4,163	3,724	354	11%
40 to 44	3,570	3,338	4,272	3,770	200	6%
45 to 49	3,776	3,487	3,812	3,918	142	4%
50 to 54	3,687	3,400	3,436	3,690	3	0%
55 to 59	3,212	3,554	2,882	3,530	318	10%
60 to 61	1,029	1,232	1,012	1,139	110	11%
62 to 64	1,380	1,746	1,476	1,563	183	13%
65 to 69	1,779	2,474	2,434	2,358	579	33%
70 to 74	1,204	1,883	2,197	1,815	611	51%
75 to 79	973	1,156	1,790	1,479	506	52%
80 to 84	734	689	1,172	1,049	315	43%
85 and over	823	780	1,132	1,586	763	93%
Median Age	32.8	33.9	35.6	35.1	2.3	7%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,353	56,873	58,527	59,138	4,785	9%
Hispanic	27,218	30,419	37,587	43,859	16,641	61%
Non-Hispanic	27,135	26,454	20,940	15,279	-11,856	-44%
White	21,426	20,135	13,222	6,715	-14,711	-69%
Black	934	1,108	1,358	1,649	715	77%
American Indian	195	148	128	99	-96	-49%
Asian	3,303	3,696	4,542	4,913	1,610	49%
Hawaiian / Pacific Islander	135	171	265	340	205	152%
Other	71	82	82	74	3	4%
Two or More Races	1,071	1,114	1,343	1,489	418	39%

## GROWTH TRENDS IN TOTAL POPULATION



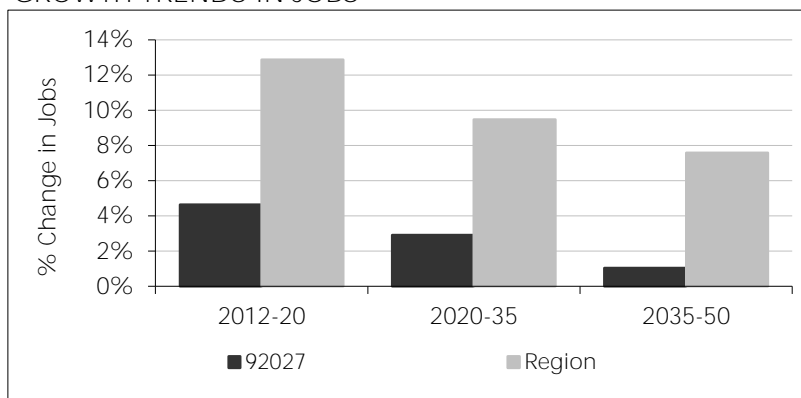
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,433	6,505	6,809	6,813	380	6%
Civilian Jobs	6,433	6,505	6,809	6,813	380	6%
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	56,480	56,480	56,480	56,480	0	0%
Developed Acres	21,055	22,746	26,104	27,967	6,911	33%
Low Density Single Family	2,766	4,362	7,699	9,517	6,751	244%
Single Family	2,430	2,470	2,565	2,612	182	8%
Multiple Family	179	179	180	184	5	3%
Mobile Homes	297	297	297	297	0	0%
Other Residential	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	52	52	54	54	2	5%
Commercial/Services	1,182	1,260	1,265	1,299	117	10%
Office	0	0	1	1	1	--
Schools	183	184	188	188	5	3%
Roads and Freeways	1,088	1,088	1,088	1,088	0	0%
Agricultural and Extractive <sup>2</sup>	9,852	9,825	9,740	9,698	-153	-2%
Parks and Military Use	3,020	3,020	3,020	3,020	1	0%
Vacant Developable Acres	23,941	22,250	18,893	17,030	-6,911	-29%
Low Density Single Family	23,712	22,110	18,809	16,991	-6,722	-28%
Single Family	144	126	81	38	-106	-74%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	5	5	1	0	-5	-100%
Commercial/Services	72	4	0	0	-72	-100%
Office	1	1	0	0	-1	-100%
Schools	4	4	0	0	-4	-100%
Parks and Other	2	1	1	1	-2	-74%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	11,484	11,484	11,484	11,484	0	0%
Employment Density <sup>3</sup>	4.5	4.3	4.5	4.4	-0.1	-3%
Residential Density <sup>4</sup>	3.0	2.4	1.7	1.5	-1.6	-52%

## 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