

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92108

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,364	24,201	34,145	36,218	17,854	97%
Household Population	18,038	23,889	33,809	35,867	17,829	99%
Group Quarters Population	326	312	336	351	25	8%
Civilian	326	312	336	351	25	8%
Military	0	0	0	0	0	0%
Total Housing Units	10,637	13,728	18,937	20,372	9,735	92%
Single Family	1,215	1,465	1,765	1,862	647	53%
Multiple Family	9,422	12,263	17,172	18,510	9,088	96%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	9,714	12,458	17,510	18,615	8,901	92%
Single Family	1,024	1,210	1,531	1,567	543	53%
Multiple Family	8,690	11,248	15,979	17,048	8,358	96%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.7%	9.3%	7.5%	8.6%	-0.1	-1%
Single Family	15.7%	17.4%	13.3%	15.8%	0.1	1%
Multiple Family	7.8%	8.3%	6.9%	7.9%	0.1	1%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.86	1.92	1.93	1.93	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	503	694	781	670	167	33%
\$15,000-\$29,999	944	1,238	1,462	1,311	367	39%
\$30,000-\$44,999	1,386	1,586	1,971	1,837	451	33%
\$45,000-\$59,999	1,397	1,678	2,149	2,076	679	49%
\$60,000-\$74,999	1,289	1,537	2,093	2,127	838	65%
\$75,000-\$99,999	1,535	2,055	2,940	3,121	1,586	103%
\$100,000-\$124,999	1,092	1,431	2,176	2,427	1,335	122%
\$125,000-\$149,999	676	899	1,460	1,747	1,071	158%
\$150,000-\$199,999	610	890	1,546	1,951	1,341	220%
\$200,000 or more	282	450	932	1,348	1,066	378%
Total Households	9,714	12,458	17,510	18,615	8,901	92%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,296	\$70,081	\$77,543	\$85,305	\$18,009	27%

*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.

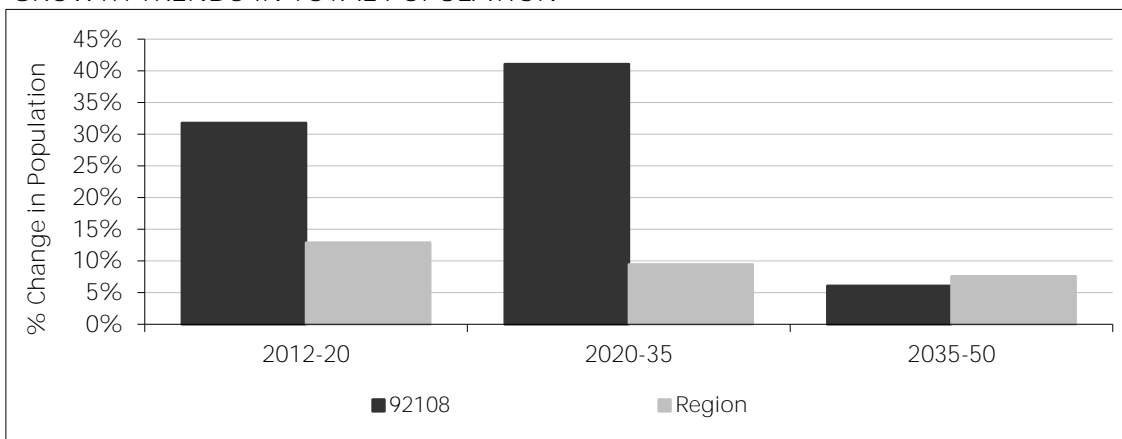
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,364	24,201	34,145	36,218	17,854	97%
Under 5	1,108	1,632	2,162	2,433	1,325	120%
5 to 9	462	665	1,036	1,114	652	141%
10 to 14	346	433	685	797	451	130%
15 to 17	232	211	420	415	183	79%
18 to 19	180	133	244	189	9	5%
20 to 24	1,657	1,755	2,409	2,152	495	30%
25 to 29	3,479	4,241	4,774	4,953	1,474	42%
30 to 34	2,787	3,452	4,048	4,654	1,867	67%
35 to 39	1,595	2,352	2,939	3,152	1,557	98%
40 to 44	1,138	1,455	2,330	2,137	999	88%
45 to 49	949	1,100	1,703	1,706	757	80%
50 to 54	928	1,080	1,643	1,682	754	81%
55 to 59	893	1,250	1,549	1,806	913	102%
60 to 61	325	552	612	767	442	136%
62 to 64	385	569	780	872	487	126%
65 to 69	528	985	1,439	1,601	1,073	203%
70 to 74	324	738	1,264	1,052	728	225%
75 to 79	340	600	1,473	1,277	937	276%
80 to 84	299	420	1,342	1,374	1,075	360%
85 and over	409	578	1,293	2,085	1,676	410%
Median Age	33.1	34.4	37.2	37.2	4.1	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,364	24,201	34,145	36,218	17,854	97%
Hispanic	3,363	5,204	9,052	11,255	7,892	235%
Non-Hispanic	15,001	18,997	25,093	24,963	9,962	66%
White	10,882	13,555	15,687	13,790	2,908	27%
Black	967	1,256	1,935	2,007	1,040	108%
American Indian	73	81	123	115	42	58%
Asian	2,117	2,876	5,234	6,434	4,317	204%
Hawaiian / Pacific Islander	92	144	282	353	261	284%
Other	63	63	86	104	41	65%
Two or More Races	807	1,022	1,746	2,160	1,353	168%

GROWTH TRENDS IN TOTAL POPULATION



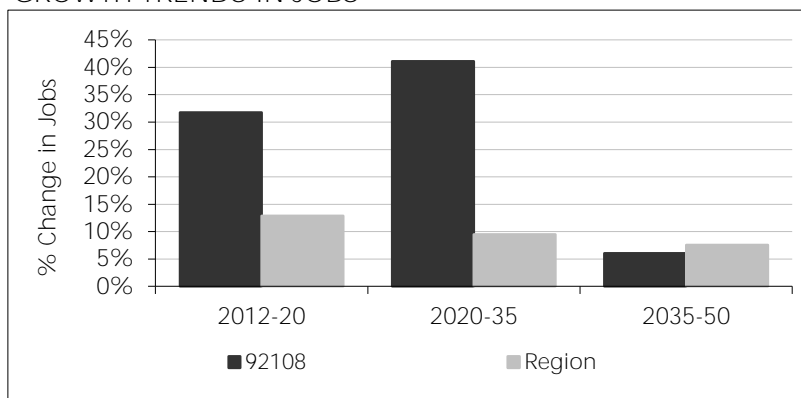
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	46,295	54,883	59,036	60,657	14,362	31%
Civilian Jobs	46,295	54,883	59,036	60,657	14,362	31%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,250	3,250	3,250	3,250	0	0%
Developed Acres	2,425	2,613	2,710	2,760	335	14%
Low Density Single Family	0	0	0	0	0	0%
Single Family	80	91	99	102	22	27%
Multiple Family	311	314	402	445	134	43%
Mobile Homes	0	0	0	0	0	0%
Other Residential	14	14	14	13	-1	-9%
Mixed Use	0	183	204	207	207	--
Industrial	112	100	97	97	-15	-13%
Commercial/Services	813	758	745	753	-61	-7%
Office	278	294	291	293	15	5%
Schools	25	25	25	17	-8	-32%
Roads and Freeways	757	781	781	781	24	3%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	34	53	53	53	19	56%
Vacant Developable Acres	339	150	53	4	-335	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	22	11	3	0	-22	-100%
Multiple Family	109	107	33	0	-109	-100%
Mixed Use	124	0	0	0	-124	-100%
Industrial	1	0	0	0	-1	-100%
Commercial/Services	31	20	11	0	-31	-99%
Office	29	9	3	0	-29	-100%
Schools	0	0	0	0	0	0%
Parks and Other	19	0	0	0	-19	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	487	487	487	487	0	0%
Employment Density ³	37.7	43.2	46.9	48.0	10.3	27%
Residential Density ⁴	26.2	26.9	30.7	30.7	4.5	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