

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92026

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	53,002	55,567	59,062	59,528	6,526	12%
Household Population	52,433	55,055	58,455	58,846	6,413	12%
Group Quarters Population	569	512	607	682	113	20%
Civilian	569	512	607	682	113	20%
Military	0	0	0	0	0	0%
Total Housing Units	18,997	19,597	20,604	20,945	1,948	10%
Single Family	11,622	12,221	13,157	13,492	1,870	16%
Multiple Family	5,711	5,712	5,783	5,789	78	1%
Mobile Homes	1,664	1,664	1,664	1,664	0	0%
Occupied Housing Units	17,874	18,421	19,556	19,758	1,884	11%
Single Family	11,164	11,708	12,737	12,965	1,801	16%
Multiple Family	5,350	5,350	5,463	5,463	113	2%
Mobile Homes	1,360	1,363	1,356	1,330	-30	-2%
Vacancy Rate	5.9%	6.0%	5.1%	5.7%	-0.2	-3%
Single Family	3.9%	4.2%	3.2%	3.9%	0.0	0%
Multiple Family	6.3%	6.3%	5.5%	5.6%	-0.7	-11%
Mobile Homes	18.3%	18.1%	18.5%	20.1%	1.8	10%
Persons per Household	2.93	2.99	2.99	2.98	0.0	2%

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	1,439	1,383	1,227	1,055	-384	-27%
\$15,000-\$29,999	2,324	2,094	1,938	1,691	-633	-27%
\$30,000-\$44,999	2,543	2,334	2,237	2,095	-448	-18%
\$45,000-\$59,999	2,491	2,282	2,247	2,098	-393	-16%
\$60,000-\$74,999	2,122	2,074	2,121	1,957	-165	-8%
\$75,000-\$99,999	2,545	2,704	2,891	2,968	423	17%
\$100,000-\$124,999	1,482	1,843	2,099	2,278	796	54%
\$125,000-\$149,999	962	1,184	1,479	1,642	680	71%
\$150,000-\$199,999	1,058	1,396	1,689	1,899	841	79%
\$200,000 or more	908	1,127	1,628	2,075	1,167	129%
Total Households	17,874	18,421	19,556	19,758	1,884	11%

*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.

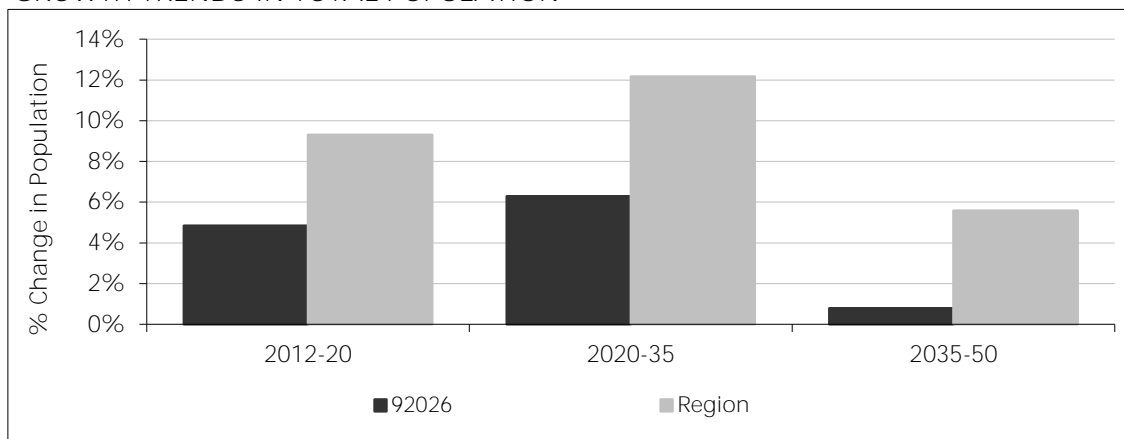
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	53,002	55,567	59,062	59,528	6,526	12%
Under 5	3,641	4,257	4,261	4,354	713	20%
5 to 9	3,685	3,833	4,191	4,388	703	19%
10 to 14	3,709	3,557	3,967	4,005	296	8%
15 to 17	2,423	2,144	2,399	2,404	-19	-1%
18 to 19	1,722	1,282	1,464	1,427	-295	-17%
20 to 24	3,782	3,669	3,608	3,589	-193	-5%
25 to 29	3,799	4,090	3,741	3,896	97	3%
30 to 34	3,518	3,669	3,765	3,946	428	12%
35 to 39	3,156	3,520	3,916	3,734	578	18%
40 to 44	3,353	3,200	3,980	3,674	321	10%
45 to 49	3,513	3,348	3,706	3,699	186	5%
50 to 54	3,462	3,210	3,348	3,469	7	0%
55 to 59	3,296	3,417	2,894	3,383	87	3%
60 to 61	1,133	1,426	1,086	1,185	52	5%
62 to 64	1,675	2,006	1,640	1,779	104	6%
65 to 69	2,081	2,750	2,652	2,773	692	33%
70 to 74	1,545	2,428	2,708	2,273	728	47%
75 to 79	1,126	1,474	2,268	1,893	767	68%
80 to 84	1,039	1,023	1,756	1,495	456	44%
85 and over	1,344	1,264	1,712	2,162	818	61%
Median Age	35.4	36.8	37.7	37.4	2.0	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	53,002	55,567	59,062	59,528	6,526	12%
Hispanic	21,153	24,274	30,847	36,051	14,898	70%
Non-Hispanic	31,849	31,293	28,215	23,477	-8,372	-26%
White	25,553	24,406	19,239	13,547	-12,006	-47%
Black	1,068	1,191	1,628	1,873	805	75%
American Indian	256	236	156	124	-132	-52%
Asian	3,610	3,965	5,257	5,727	2,117	59%
Hawaiian / Pacific Islander	97	138	208	252	155	160%
Other	88	63	90	94	6	7%
Two or More Races	1,177	1,294	1,637	1,860	683	58%

GROWTH TRENDS IN TOTAL POPULATION



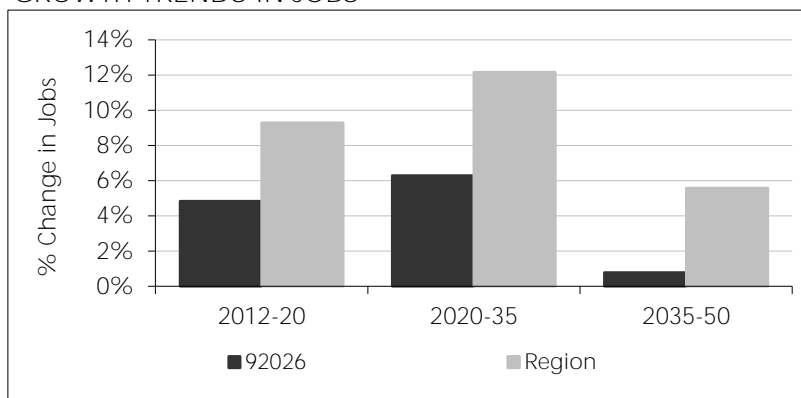
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,376	7,309	8,340	10,266	3,890	61%
Civilian Jobs	6,376	7,309	8,340	10,266	3,890	61%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	24,703	24,703	24,703	24,703	0	0%
Developed Acres	15,243	17,710	19,808	20,508	5,265	35%
Low Density Single Family	4,945	7,162	9,335	9,907	4,962	100%
Single Family	2,375	2,432	2,558	2,613	237	10%
Multiple Family	317	317	321	321	5	2%
Mobile Homes	324	324	324	324	0	0%
Other Residential	41	41	41	41	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	91	102	118	140	49	53%
Commercial/Services	642	710	750	848	206	32%
Office	3	7	12	19	16	506%
Schools	167	167	167	167	0	0%
Roads and Freeways	1,940	1,940	1,940	1,940	0	0%
Agricultural and Extractive ²	3,678	3,668	3,403	3,348	-330	-9%
Parks and Military Use	720	840	839	839	119	17%
Vacant Developable Acres	7,061	4,593	2,495	1,796	-5,265	-75%
Low Density Single Family	6,367	4,151	2,232	1,660	-4,707	-74%
Single Family	291	235	115	61	-230	-79%
Multiple Family	3	3	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	53	46	33	10	-43	-81%
Commercial/Services	191	129	91	48	-143	-75%
Office	24	18	12	5	-18	-78%
Schools	0	0	0	0	0	0%
Parks and Other	121	0	0	0	-121	-100%
Future Roads and Freeways	12	12	12	12	0	0%
Constrained Acres	2,399	2,399	2,399	2,399	0	0%
Employment Density ³	7.1	7.4	8.0	8.7	1.7	24%
Residential Density ⁴	2.4	1.9	1.6	1.6	-0.8	-33%

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