

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92056

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	52,333	55,451	57,663	57,955	5,622	11%
Household Population	52,106	55,250	57,413	57,674	5,568	11%
Group Quarters Population	227	201	250	281	54	24%
Civilian	227	201	250	281	54	24%
Military	0	0	0	0	0	0%
Total Housing Units	20,382	21,153	21,642	21,903	1,521	7%
Single Family	15,594	15,965	16,283	16,527	933	6%
Multiple Family	4,463	4,863	5,034	5,051	588	13%
Mobile Homes	325	325	325	325	0	0%
Occupied Housing Units	19,392	20,079	20,795	20,950	1,558	8%
Single Family	14,857	15,130	15,669	15,834	977	7%
Multiple Family	4,216	4,629	4,808	4,805	589	14%
Mobile Homes	319	320	318	311	-8	-3%
Vacancy Rate	4.9%	5.1%	3.9%	4.4%	-0.5	-10%
Single Family	4.7%	5.2%	3.8%	4.2%	-0.5	-11%
Multiple Family	5.5%	4.8%	4.5%	4.9%	-0.6	-11%
Mobile Homes	1.8%	1.5%	2.2%	4.3%	2.5	139%
Persons per Household	2.69	2.75	2.76	2.75	0.1	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	1,258	1,184	987	852	-406	-32%
\$15,000-\$29,999	1,972	1,977	1,780	1,495	-477	-24%
\$30,000-\$44,999	2,347	2,451	2,265	1,987	-360	-15%
\$45,000-\$59,999	2,487	2,420	2,342	2,184	-303	-12%
\$60,000-\$74,999	2,460	2,407	2,257	2,142	-318	-13%
\$75,000-\$99,999	3,262	3,059	3,282	3,323	61	2%
\$100,000-\$124,999	1,926	2,185	2,435	2,578	652	34%
\$125,000-\$149,999	1,249	1,578	1,780	1,869	620	50%
\$150,000-\$199,999	1,294	1,610	2,030	2,377	1,083	84%
\$200,000 or more	1,137	1,208	1,637	2,143	1,006	88%
Total Households	19,392	20,079	20,795	20,950	1,558	8%

*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.

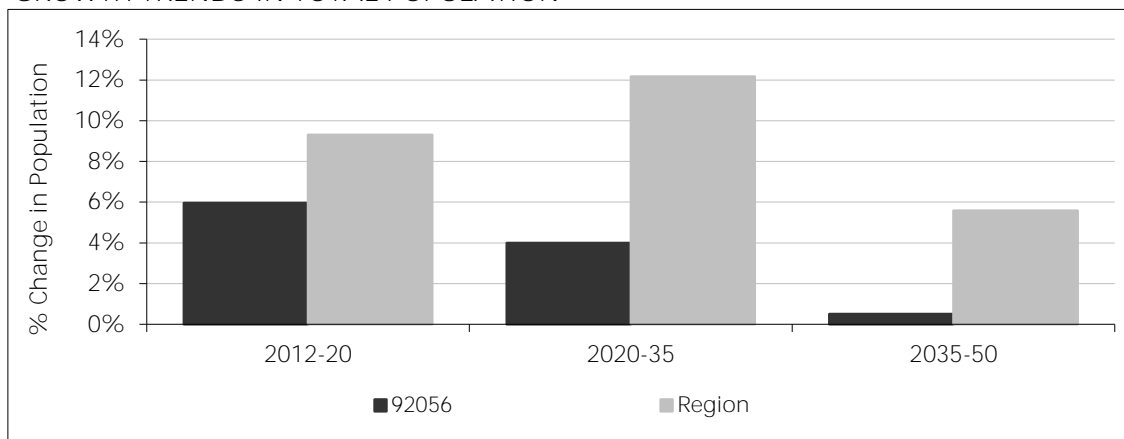
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	52,333	55,451	57,663	57,955	5,622	11%
Under 5	3,262	3,841	3,490	3,664	402	12%
5 to 9	2,990	3,299	3,180	3,226	236	8%
10 to 14	3,055	3,032	3,221	3,158	103	3%
15 to 17	2,129	1,833	1,898	1,819	-310	-15%
18 to 19	1,406	995	1,074	947	-459	-33%
20 to 24	3,944	3,854	3,527	3,211	-733	-19%
25 to 29	3,889	4,174	3,503	3,503	-386	-10%
30 to 34	3,271	3,462	3,264	3,403	132	4%
35 to 39	2,925	3,356	3,342	3,171	246	8%
40 to 44	3,131	3,042	3,540	3,171	40	1%
45 to 49	3,451	3,105	3,346	3,139	-312	-9%
50 to 54	3,800	3,285	3,424	3,383	-417	-11%
55 to 59	3,313	3,483	2,924	3,520	207	6%
60 to 61	1,113	1,365	1,128	1,213	100	9%
62 to 64	1,729	2,085	1,727	1,968	239	14%
65 to 69	2,249	3,159	2,947	3,183	934	42%
70 to 74	1,653	2,630	3,204	2,802	1,149	70%
75 to 79	1,584	2,031	3,275	2,663	1,079	68%
80 to 84	1,555	1,492	2,778	2,620	1,065	68%
85 and over	1,884	1,928	2,871	4,191	2,307	122%
Median Age	38.8	39.8	43.3	44.5	5.7	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	52,333	55,451	57,663	57,955	5,622	11%
Hispanic	16,455	19,555	23,217	26,348	9,893	60%
Non-Hispanic	35,878	35,896	34,446	31,607	-4,271	-12%
White	28,494	27,960	25,199	21,746	-6,748	-24%
Black	1,620	1,576	1,136	601	-1,019	-63%
American Indian	204	161	150	139	-65	-32%
Asian	3,225	3,720	5,011	5,809	2,584	80%
Hawaiian / Pacific Islander	512	547	531	545	33	6%
Other	116	114	129	139	23	20%
Two or More Races	1,707	1,818	2,290	2,628	921	54%

GROWTH TRENDS IN TOTAL POPULATION



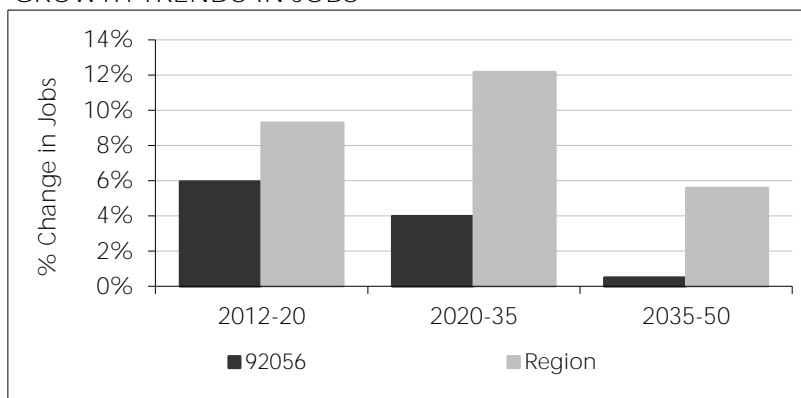
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	17,468	20,695	23,245	23,677	6,209	36%
Civilian Jobs	17,468	20,695	23,245	23,677	6,209	36%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,862	7,862	7,862	7,862	0	0%
Developed Acres	6,291	6,853	7,096	7,161	870	14%
Low Density Single Family	5	5	5	5	0	0%
Single Family	2,800	3,183	3,316	3,369	569	20%
Multiple Family	240	260	270	270	30	12%
Mobile Homes	41	41	41	41	0	0%
Other Residential	17	17	17	17	0	0%
Mixed Use	0	26	24	24	24	--
Industrial	566	594	679	688	122	21%
Commercial/Services	467	498	514	516	49	11%
Office	44	56	58	58	14	31%
Schools	195	203	217	217	22	11%
Roads and Freeways	1,277	1,333	1,333	1,333	56	4%
Agricultural and Extractive ²	77	72	59	58	-18	-24%
Parks and Military Use	561	565	565	565	4	1%
Vacant Developable Acres	889	341	98	33	-856	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	572	189	56	3	-569	-99%
Multiple Family	20	0	0	0	-20	-100%
Mixed Use	19	7	0	0	-19	-100%
Industrial	206	123	38	28	-178	-86%
Commercial/Services	32	6	3	1	-31	-97%
Office	14	2	0	0	-14	-100%
Schools	22	13	0	0	-22	-100%
Parks and Other	4	0	0	0	-4	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	667	667	667	667	0	0%
Employment Density ³	13.7	15.2	15.7	15.9	2.2	16%
Residential Density ⁴	6.6	6.0	5.9	5.9	-0.7	-10%

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