

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92102

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,307	47,939	58,309	60,625	17,318	40%
Household Population	42,651	47,371	57,625	59,863	17,212	40%
Group Quarters Population	656	568	684	762	106	16%
Civilian	656	568	684	762	106	16%
Military	0	0	0	0	0	0%
Total Housing Units	14,713	15,823	18,827	19,938	5,225	36%
Single Family	8,401	8,603	7,974	7,892	-509	-6%
Multiple Family	5,858	6,784	10,853	12,046	6,188	106%
Mobile Homes	454	436	0	0	-454	-100%
Occupied Housing Units	13,899	14,941	18,109	18,972	5,073	36%
Single Family	7,973	8,149	7,696	7,547	-426	-5%
Multiple Family	5,498	6,381	10,413	11,425	5,927	108%
Mobile Homes	428	411	0	0	-428	-100%
Vacancy Rate	5.5%	5.6%	3.8%	4.8%	-0.7	-13%
Single Family	5.1%	5.3%	3.5%	4.4%	-0.7	-14%
Multiple Family	6.1%	5.9%	4.1%	5.2%	-0.9	-15%
Mobile Homes	5.7%	5.7%	0.0%	0.0%	-5.7	-100%
Persons per Household	3.07	3.17	3.18	3.16	0.1	3%

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	1,882	2,004	2,018	1,746	-136	-7%
\$15,000-\$29,999	2,779	3,018	3,295	3,120	341	12%
\$30,000-\$44,999	2,627	2,848	3,320	3,191	564	21%
\$45,000-\$59,999	1,954	2,108	2,676	2,823	869	44%
\$60,000-\$74,999	1,360	1,497	1,899	2,066	706	52%
\$75,000-\$99,999	1,474	1,567	2,076	2,384	910	62%
\$100,000-\$124,999	799	886	1,209	1,449	650	81%
\$125,000-\$149,999	485	461	733	872	387	80%
\$150,000-\$199,999	311	346	547	797	486	156%
\$200,000 or more	228	206	336	524	296	130%
Total Households	13,899	14,941	18,109	18,972	5,073	36%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,067	\$42,896	\$47,363	\$52,593	\$9,526	22%

*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.

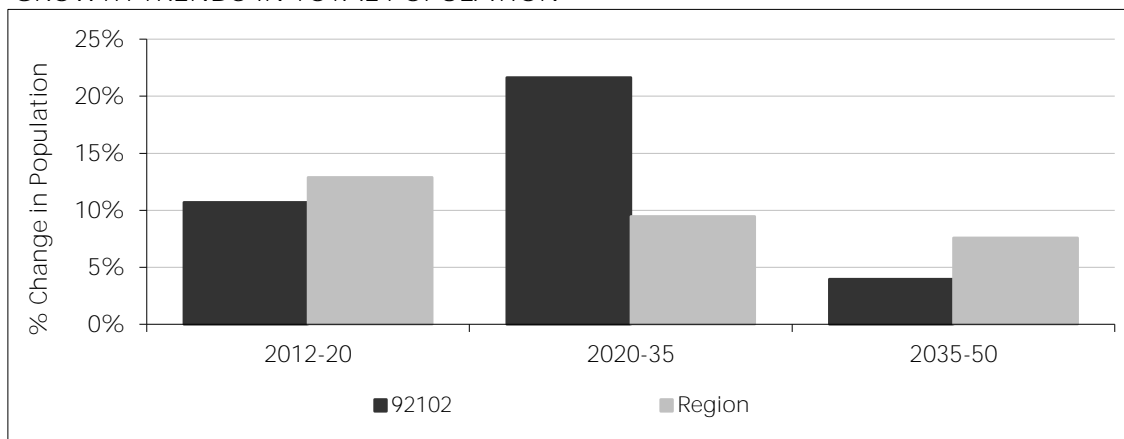
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,307	47,939	58,309	60,625	17,318	40%
Under 5	3,445	4,258	4,721	4,462	1,017	30%
5 to 9	3,040	3,394	4,115	4,048	1,008	33%
10 to 14	3,052	3,135	3,877	4,004	952	31%
15 to 17	2,044	1,914	2,297	2,438	394	19%
18 to 19	1,456	1,270	1,406	1,468	12	1%
20 to 24	3,391	3,627	3,672	3,916	525	15%
25 to 29	4,142	4,605	4,454	4,432	290	7%
30 to 34	4,047	4,203	4,722	4,691	644	16%
35 to 39	3,390	3,777	4,778	4,233	843	25%
40 to 44	3,100	3,003	4,452	3,901	801	26%
45 to 49	2,946	2,828	3,529	3,723	777	26%
50 to 54	2,471	2,597	3,060	3,581	1,110	45%
55 to 59	1,957	2,447	2,582	3,414	1,457	74%
60 to 61	660	954	1,026	1,179	519	79%
62 to 64	835	1,189	1,401	1,562	727	87%
65 to 69	1,025	1,665	2,246	2,426	1,401	137%
70 to 74	680	1,079	1,888	1,838	1,158	170%
75 to 79	616	808	1,808	1,822	1,206	196%
80 to 84	463	519	1,134	1,534	1,071	231%
85 and over	547	667	1,141	1,953	1,406	257%
Median Age	31.3	32.1	34.9	36.0	4.7	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,307	47,939	58,309	60,625	17,318	40%
Hispanic	27,799	32,460	42,627	46,559	18,760	67%
Non-Hispanic	15,508	15,479	15,682	14,066	-1,442	-9%
White	7,999	7,293	6,417	5,466	-2,533	-32%
Black	3,779	3,862	3,307	2,105	-1,674	-44%
American Indian	97	87	107	101	4	4%
Asian	2,607	3,066	4,334	4,686	2,079	80%
Hawaiian / Pacific Islander	133	171	237	271	138	104%
Other	76	72	61	62	-14	-18%
Two or More Races	817	928	1,219	1,375	558	68%

GROWTH TRENDS IN TOTAL POPULATION



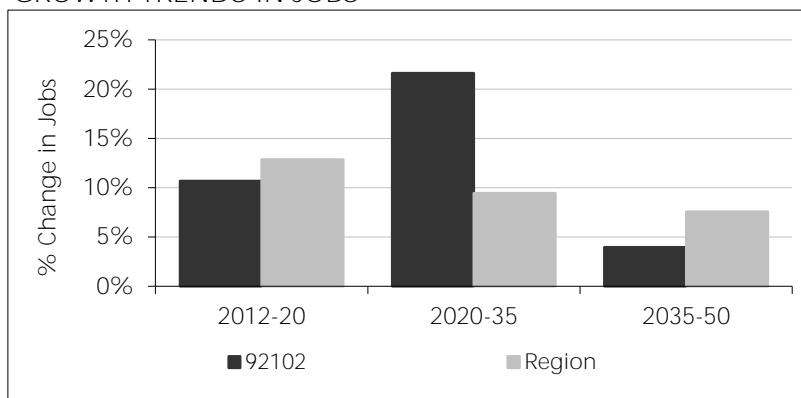
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	11,031	12,042	13,108	14,202	3,171	29%
Civilian Jobs	11,031	12,042	13,108	14,202	3,171	29%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,867	2,867	2,867	2,867	0	0%
Developed Acres	2,768	2,799	2,836	2,848	81	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	755	761	684	669	-86	-11%
Multiple Family	154	166	314	345	191	124%
Mobile Homes	48	45	0	0	-48	-100%
Other Residential	7	7	7	7	0	-2%
Mixed Use	0	23	48	58	58	--
Industrial	214	185	178	172	-42	-20%
Commercial/Services	439	440	436	432	-6	-1%
Office	9	9	7	7	-3	-29%
Schools	104	104	103	103	0	0%
Roads and Freeways	957	978	978	978	21	2%
Agricultural and Extractive ²	3	3	2	0	-3	-100%
Parks and Military Use	79	79	78	78	-1	-1%
Vacant Developable Acres	83	53	16	4	-79	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	9	4	3	-15	-82%
Multiple Family	42	38	8	0	-42	-100%
Mixed Use	5	1	0	0	-5	-100%
Industrial	3	2	0	0	-3	-100%
Commercial/Services	15	3	3	0	-15	-99%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	15	15	15	15	0	0%
Employment Density ³	14.4	16.1	17.5	19.1	4.7	33%
Residential Density ⁴	15.3	16.0	18.3	19.0	3.7	24%

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