

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92123

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26,667	30,335	31,864	32,219	5,552	21%
Household Population	25,652	29,367	30,827	31,130	5,478	21%
Group Quarters Population	1,015	968	1,037	1,089	74	7%
Civilian	1,015	968	1,037	1,089	74	7%
Military	0	0	0	0	0	0%
Total Housing Units	10,870	12,477	12,891	13,126	2,256	21%
Single Family	5,037	5,037	5,078	5,118	81	2%
Multiple Family	5,833	7,440	7,813	8,008	2,175	37%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	10,125	11,483	12,024	12,151	2,026	20%
Single Family	4,831	4,827	4,909	4,915	84	2%
Multiple Family	5,294	6,656	7,115	7,236	1,942	37%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.9%	8.0%	6.7%	7.4%	0.5	7%
Single Family	4.1%	4.2%	3.3%	4.0%	-0.1	-2%
Multiple Family	9.2%	10.5%	8.9%	9.6%	0.4	4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.53	2.56	2.56	2.56	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	522	533	449	367	-155	-30%
\$15,000-\$29,999	1,015	1,014	890	757	-258	-25%
\$30,000-\$44,999	1,174	1,309	1,201	1,061	-113	-10%
\$45,000-\$59,999	1,254	1,386	1,326	1,217	-37	-3%
\$60,000-\$74,999	1,255	1,316	1,307	1,242	-13	-1%
\$75,000-\$99,999	1,684	1,859	1,947	1,918	234	14%
\$100,000-\$124,999	1,196	1,382	1,520	1,580	384	32%
\$125,000-\$149,999	645	953	1,103	1,210	565	88%
\$150,000-\$199,999	766	1,048	1,304	1,505	739	96%
\$200,000 or more	614	683	977	1,294	680	111%
Total Households	10,125	11,483	12,024	12,151	2,026	20%
Median Household Income						
Adjusted for inflation (\$2010)	\$73,118	\$77,468	\$85,773	\$93,659	\$20,541	28%

*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.

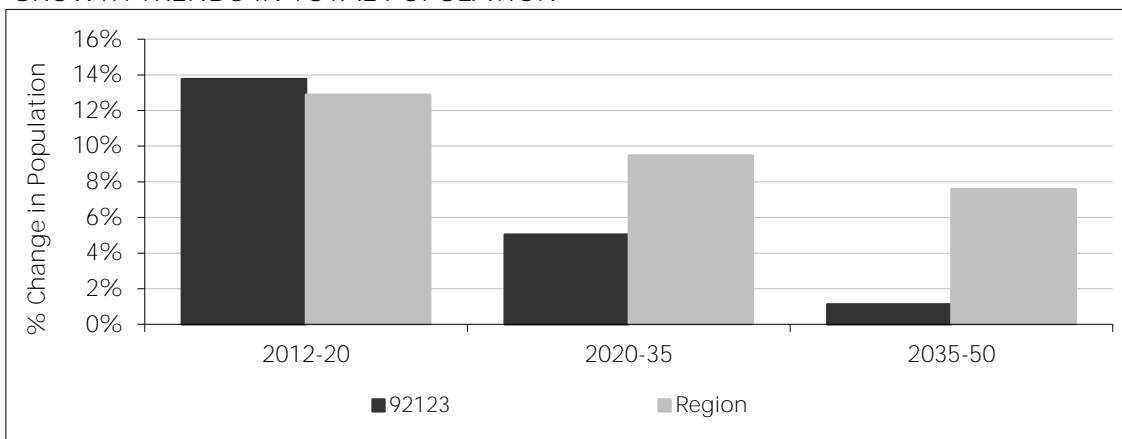
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26,667	30,335	31,864	32,219	5,552	21%
Under 5	2,264	2,782	2,597	2,641	377	17%
5 to 9	1,508	1,711	1,714	1,739	231	15%
10 to 14	1,185	1,259	1,358	1,315	130	11%
15 to 17	729	777	860	870	141	19%
18 to 19	707	641	688	691	-16	-2%
20 to 24	1,988	2,095	2,040	1,907	-81	-4%
25 to 29	3,040	3,356	2,966	3,069	29	1%
30 to 34	2,728	3,112	2,779	3,017	289	11%
35 to 39	2,034	2,458	2,423	2,298	264	13%
40 to 44	1,720	1,751	2,021	1,720	0	0%
45 to 49	1,547	1,501	1,783	1,502	-45	-3%
50 to 54	1,573	1,547	1,666	1,576	3	0%
55 to 59	1,450	1,669	1,481	1,715	265	18%
60 to 61	471	615	597	602	131	28%
62 to 64	620	872	750	904	284	46%
65 to 69	795	1,173	1,171	1,329	534	67%
70 to 74	593	980	1,269	1,182	589	99%
75 to 79	552	715	1,328	1,194	642	116%
80 to 84	594	648	1,275	1,288	694	117%
85 and over	569	673	1,098	1,660	1,091	192%
Median Age	33.5	34.1	36.9	36.9	3.4	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26,667	30,335	31,864	32,219	5,552	21%
Hispanic	5,347	6,798	8,407	9,661	4,314	81%
Non-Hispanic	21,320	23,537	23,457	22,558	1,238	6%
White	13,534	14,120	12,398	10,364	-3,170	-23%
Black	2,169	2,509	2,529	2,783	614	28%
American Indian	149	166	156	144	-5	-3%
Asian	3,801	4,712	5,964	6,542	2,741	72%
Hawaiian / Pacific Islander	212	270	305	403	191	90%
Other	72	83	92	79	7	10%
Two or More Races	1,383	1,677	2,013	2,243	860	62%

GROWTH TRENDS IN TOTAL POPULATION



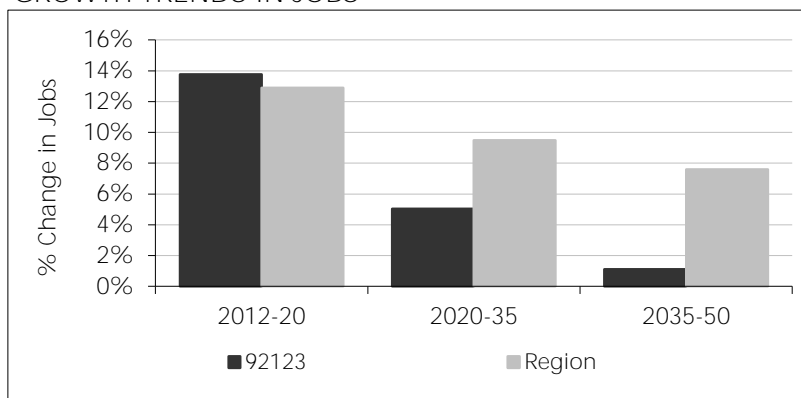
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	67,127	71,487	77,222	78,913	11,786	18%
Civilian Jobs	67,127	71,487	77,222	78,913	11,786	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,068	5,068	5,068	5,068	0	0%
Developed Acres	4,870	4,917	4,954	4,976	106	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	862	862	871	880	18	2%
Multiple Family	235	252	256	259	24	10%
Mobile Homes	0	0	0	0	0	0%
Other Residential	15	27	40	40	25	160%
Mixed Use	0	9	14	15	15	--
Industrial	1,286	1,285	1,270	1,276	-9	-1%
Commercial/Services	375	368	354	355	-20	-5%
Office	392	410	445	446	54	14%
Schools	123	123	123	123	0	0%
Roads and Freeways	1,055	1,055	1,055	1,055	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	527	527	527	526	-1	0%
Vacant Developable Acres	103	56	22	0	-103	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	17	9	0	-18	-100%
Multiple Family	24	7	3	0	-24	-99%
Mixed Use	0	0	0	0	0	0%
Industrial	41	26	7	0	-41	-100%
Commercial/Services	12	7	3	0	-12	-100%
Office	9	0	0	0	-9	-100%
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	95	95	95	95	0	0%
Employment Density ³	30.9	32.6	35.1	35.7	4.9	16%
Residential Density ⁴	9.8	10.9	11.0	11.1	1.3	13%

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