

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92026

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	52,946	55,525	59,017	59,491	6,545	12%
Household Population	52,377	55,013	58,410	58,809	6,432	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	18,979	19,581	20,588	20,929	1,950	10%
Single Family	11,604	12,205	13,141	13,476	1,872	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	17,856	18,406	19,540	19,745	1,889	11%
Single Family	11,146	11,693	12,721	12,952	1,806	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	2,323	2,093	1,937	1,691	-632	-27%
\$30,000-\$44,999	2,541	2,334	2,237	2,095	-446	-18%
\$45,000-\$59,999	2,490	2,278	2,246	2,097	-393	-16%
\$60,000-\$74,999	2,122	2,074	2,117	1,955	-167	-8%
\$75,000-\$99,999	2,540	2,699	2,887	2,967	427	17%
\$100,000-\$124,999	1,480	1,842	2,098	2,275	795	54%
\$125,000-\$149,999	961	1,184	1,479	1,640	679	71%
\$150,000-\$199,999	1,057	1,394	1,687	1,898	841	80%
\$200,000 or more	903	1,125	1,625	2,072	1,169	129%
Total Households	17,856	18,406	19,540	19,745	1,889	11%
Median Household Income						
Adjusted for inflation (\$2010)	\$60,954	\$68,064	\$75,052	\$83,253	\$22,299	37%

*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.

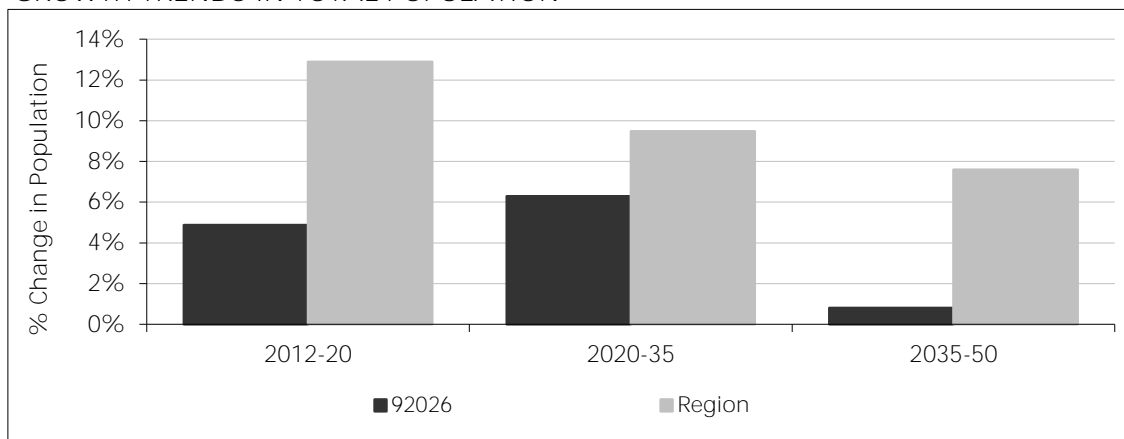
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	52,946	55,525	59,017	59,491	6,545	12%
Under 5	3,637	4,253	4,260	4,353	716	20%
5 to 9	3,683	3,829	4,190	4,387	704	19%
10 to 14	3,705	3,557	3,963	4,002	297	8%
15 to 17	2,421	2,144	2,397	2,404	-17	-1%
18 to 19	1,721	1,283	1,464	1,426	-295	-17%
20 to 24	3,780	3,664	3,608	3,586	-194	-5%
25 to 29	3,794	4,086	3,734	3,893	99	3%
30 to 34	3,514	3,668	3,763	3,945	431	12%
35 to 39	3,152	3,519	3,917	3,734	582	18%
40 to 44	3,352	3,196	3,977	3,671	319	10%
45 to 49	3,508	3,350	3,702	3,697	189	5%
50 to 54	3,460	3,206	3,345	3,466	6	0%
55 to 59	3,293	3,415	2,890	3,380	87	3%
60 to 61	1,127	1,424	1,085	1,182	55	5%
62 to 64	1,674	2,003	1,639	1,778	104	6%
65 to 69	2,077	2,749	2,650	2,774	697	34%
70 to 74	1,541	2,424	2,707	2,269	728	47%
75 to 79	1,126	1,470	2,264	1,890	764	68%
80 to 84	1,038	1,022	1,754	1,495	457	44%
85 and over	1,343	1,263	1,708	2,159	816	61%
Median Age	35.3	36.8	37.7	37.3	2.0	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	52,946	55,525	59,017	59,491	6,545	12%
Hispanic	21,135	24,262	30,830	36,037	14,902	71%
Non-Hispanic	31,811	31,263	28,187	23,454	-8,357	-26%
White	25,525	24,385	19,220	13,532	-11,993	-47%
Black	1,067	1,189	1,628	1,872	805	75%
American Indian	256	236	155	124	-132	-52%
Asian	3,602	3,962	5,254	5,725	2,123	59%
Hawaiian / Pacific Islander	97	138	207	251	154	159%
Other	88	63	90	94	6	7%
Two or More Races	1,176	1,290	1,633	1,856	680	58%

GROWTH TRENDS IN TOTAL POPULATION



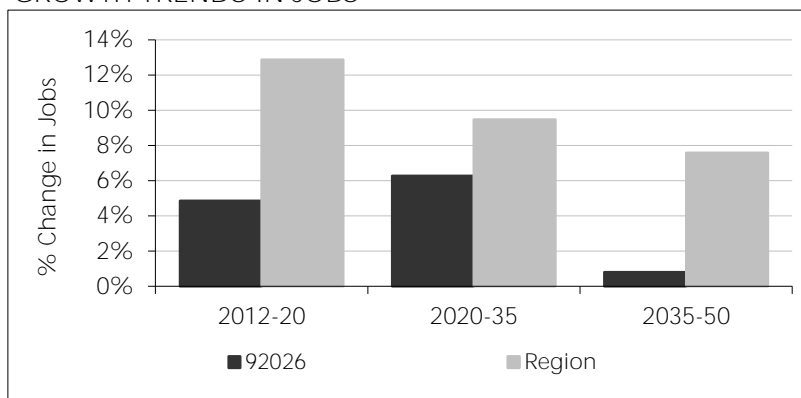
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,374	7,307	8,338	10,264	3,890	61%
Civilian Jobs	6,374	7,307	8,338	10,264	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	24,657	24,657	24,657	24,657	0	0%
Developed Acres	15,198	17,700	19,798	20,498	5,300	35%
Low Density Single Family	4,800	7,052	9,225	9,797	4,997	104%
Single Family	2,350	2,407	2,533	2,588	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	1,938	1,938	1,938	1,938	0	0%
Agricultural and Extractive ²	3,795	3,785	3,520	3,465	-330	-9%
Parks and Military Use	730	850	849	849	119	16%
Vacant Developable Acres	7,056	4,554	2,456	1,757	-5,300	-75%
Low Density Single Family	6,363	4,112	2,193	1,621	-4,742	-75%
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	2,402	2,402	2,402	2,402	0	0%
Employment Density ³	7.1	7.4	8.0	8.7	1.7	24%
Residential Density ⁴	2.4	1.9	1.7	1.6	-0.8	-34%

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