

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92118

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,309	17,747	18,276	18,330	1,021	6%
Household Population	17,130	17,598	18,127	18,181	1,051	6%
Group Quarters Population	179	149	149	149	-30	-17%
Civilian	179	149	149	149	-30	-17%
Military	0	0	0	0	0	0%
Total Housing Units	9,509	9,581	9,610	9,714	205	2%
Single Family	5,363	5,404	5,371	5,274	-89	-2%
Multiple Family	4,146	4,177	4,239	4,440	294	7%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	7,438	7,443	7,633	7,668	230	3%
Single Family	4,588	4,571	4,640	4,533	-55	-1%
Multiple Family	2,850	2,872	2,993	3,135	285	10%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	21.8%	22.3%	20.6%	21.1%	-0.7	-3%
Single Family	14.5%	15.4%	13.6%	14.1%	-0.4	-3%
Multiple Family	31.3%	31.2%	29.4%	29.4%	-1.9	-6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.30	2.36	2.37	2.37	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	418	428	374	320	-98	-23%
\$15,000-\$29,999	518	590	530	468	-50	-10%
\$30,000-\$44,999	793	647	597	539	-254	-32%
\$45,000-\$59,999	571	642	609	561	-10	-2%
\$60,000-\$74,999	680	601	582	548	-132	-19%
\$75,000-\$99,999	954	883	879	848	-106	-11%
\$100,000-\$124,999	794	730	745	739	-55	-7%
\$125,000-\$149,999	542	587	617	627	85	16%
\$150,000-\$199,999	748	840	912	955	207	28%
\$200,000 or more	1,420	1,495	1,788	2,063	643	45%
Total Households	7,438	7,443	7,633	7,668	230	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$94,366	\$98,032	\$108,238	\$118,606	\$24,240	26%

*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.

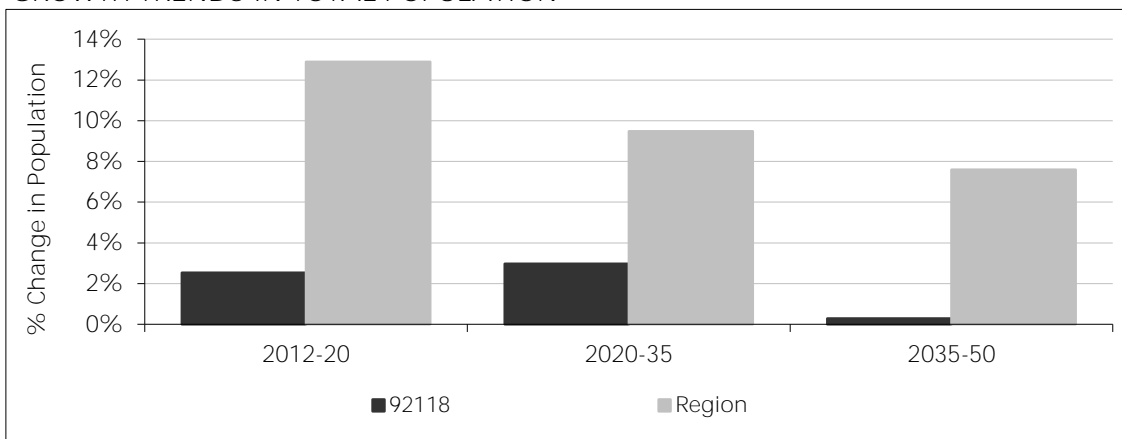
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,309	17,747	18,276	18,330	1,021	6%
Under 5	866	963	875	975	109	13%
5 to 9	882	952	877	973	91	10%
10 to 14	1,082	1,025	1,051	1,040	-42	-4%
15 to 17	809	668	760	676	-133	-16%
18 to 19	604	438	458	365	-239	-40%
20 to 24	1,083	1,038	1,041	956	-127	-12%
25 to 29	1,109	1,094	953	1,010	-99	-9%
30 to 34	864	881	764	903	39	5%
35 to 39	830	935	832	914	84	10%
40 to 44	994	931	992	878	-116	-12%
45 to 49	1,138	970	1,060	889	-249	-22%
50 to 54	1,200	987	1,061	931	-269	-22%
55 to 59	1,223	1,199	980	1,096	-127	-10%
60 to 61	455	524	382	435	-20	-4%
62 to 64	697	806	629	740	43	6%
65 to 69	991	1,314	1,138	1,283	292	29%
70 to 74	669	1,063	1,182	998	329	49%
75 to 79	614	787	1,251	940	326	53%
80 to 84	570	546	1,024	933	363	64%
85 and over	629	626	966	1,395	766	122%
Median Age	42.6	44.7	47.5	47.7	5.1	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,309	17,747	18,276	18,330	1,021	6%
Hispanic	2,312	2,630	3,012	3,285	973	42%
Non-Hispanic	14,997	15,117	15,264	15,045	48	0%
White	13,579	13,595	13,457	13,083	-496	-4%
Black	265	275	259	235	-30	-11%
American Indian	65	58	49	42	-23	-35%
Asian	517	579	784	912	395	76%
Hawaiian / Pacific Islander	47	52	67	77	30	64%
Other	32	28	24	23	-9	-28%
Two or More Races	492	530	624	673	181	37%

GROWTH TRENDS IN TOTAL POPULATION



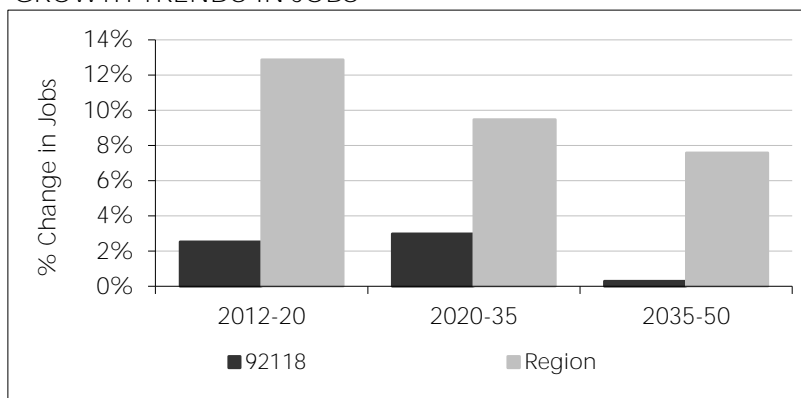
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,338	8,338	8,476	8,497	159	2%
Civilian Jobs	7,117	7,117	7,255	7,276	159	2%
Military Jobs	1,221	1,221	1,221	1,221	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	6,161	6,161	6,161	6,161	0	0%
Developed Acres	1,948	1,954	1,957	1,958	10	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	629	631	628	620	-9	-1%
Multiple Family	104	104	107	115	12	11%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	10	10	10	10	0	0%
Commercial/Services	323	323	327	328	5	1%
Office	4	4	4	4	0	0%
Schools	39	39	39	39	0	0%
Roads and Freeways	543	543	543	543	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	295	295	295	295	0	0%
Vacant Developable Acres	13	11	7	6	-7	-52%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	0	0	0	-2	-91%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	10	10	7	6	-4	-41%
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	4,196	4,196	4,196	4,196	0	0%
Employment Density ³	19.0	18.9	19.0	19.1	0.1	1%
Residential Density ⁴	12.9	13.0	13.0	13.2	0.2	2%

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