

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92121

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,277	4,926	5,052	5,166	889	21%
Household Population	4,265	4,922	5,025	5,121	856	20%
Group Quarters Population	12	4	27	45	33	275%
Civilian	12	4	27	45	33	275%
Military	0	0	0	0	0	0%
Total Housing Units	1,730	1,955	1,976	2,057	327	19%
Single Family	656	702	717	718	62	9%
Multiple Family	1,074	1,253	1,259	1,339	265	25%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,719	1,938	1,970	2,014	295	17%
Single Family	660	704	719	720	60	9%
Multiple Family	1,059	1,234	1,251	1,294	235	22%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.6%	0.9%	0.3%	2.1%	1.5	250%
Single Family	-0.6%	-0.3%	-0.3%	-0.3%	0.3	-50%
Multiple Family	1.4%	1.5%	0.6%	3.4%	2.0	143%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.48	2.54	2.55	2.54	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	111	141	118	98	-13	-12%
\$15,000-\$29,999	75	120	117	111	36	48%
\$30,000-\$44,999	115	163	140	137	22	19%
\$45,000-\$59,999	132	174	150	134	2	2%
\$60,000-\$74,999	143	154	152	170	27	19%
\$75,000-\$99,999	187	198	232	222	35	19%
\$100,000-\$124,999	249	233	195	172	-77	-31%
\$125,000-\$149,999	139	181	179	201	62	45%
\$150,000-\$199,999	212	254	303	310	98	46%
\$200,000 or more	356	320	384	459	103	29%
Total Households	1,719	1,938	1,970	2,014	295	17%
Median Household Income						
Adjusted for inflation (\$2010)	\$109,689	\$102,039	\$109,744	\$119,622	\$9,933	9%

*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.

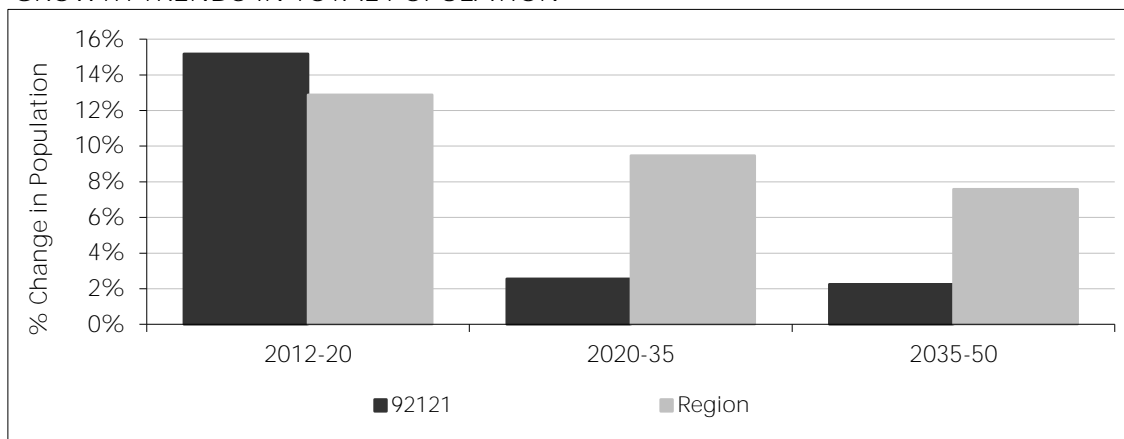
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,277	4,926	5,052	5,166	889	21%
Under 5	233	334	299	338	105	45%
5 to 9	196	202	189	211	15	8%
10 to 14	191	174	225	195	4	2%
15 to 17	96	86	111	119	23	24%
18 to 19	63	42	47	45	-18	-29%
20 to 24	742	765	850	857	115	15%
25 to 29	550	656	533	580	30	5%
30 to 34	431	506	464	498	67	16%
35 to 39	318	423	382	406	88	28%
40 to 44	252	263	287	249	-3	-1%
45 to 49	286	286	299	283	-3	-1%
50 to 54	240	220	259	217	-23	-10%
55 to 59	216	246	246	219	3	1%
60 to 61	82	97	82	82	0	0%
62 to 64	98	133	105	137	39	40%
65 to 69	96	180	196	211	115	120%
70 to 74	80	166	207	183	103	129%
75 to 79	44	54	107	131	87	198%
80 to 84	28	43	84	81	53	189%
85 and over	35	50	80	124	89	254%
Median Age	30.8	32.0	32.9	32.4	1.6	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,277	4,926	5,052	5,166	889	21%
Hispanic	410	567	602	673	263	64%
Non-Hispanic	3,867	4,359	4,450	4,493	626	16%
White	1,786	1,886	1,423	1,041	-745	-42%
Black	53	62	61	38	-15	-28%
American Indian	3	13	28	26	23	767%
Asian	1,824	2,155	2,589	2,939	1,115	61%
Hawaiian / Pacific Islander	4	14	37	51	47	1175%
Other	7	14	25	21	14	200%
Two or More Races	190	215	287	377	187	98%

GROWTH TRENDS IN TOTAL POPULATION



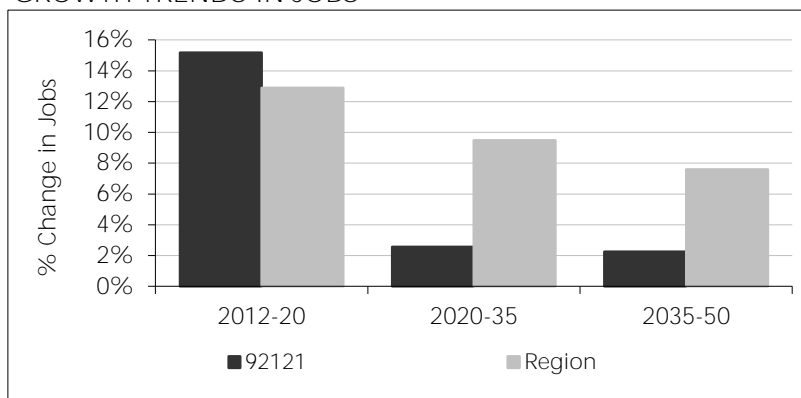
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	88,595	96,482	102,738	108,962	20,367	23%
Civilian Jobs	88,595	96,482	102,738	108,962	20,367	23%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,863	7,863	7,863	7,863	0	0%
Developed Acres	6,662	6,818	6,910	6,990	329	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	102	121	125	125	23	23%
Multiple Family	60	66	66	66	6	10%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	2,595	2,514	2,593	2,686	91	3%
Commercial/Services	280	315	326	329	49	17%
Office	472	503	509	512	41	9%
Schools	4	4	4	4	0	0%
Roads and Freeways	934	1,080	1,080	1,080	146	16%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2,215	2,212	2,203	2,184	-30	-1%
Vacant Developable Acres	335	179	87	7	-329	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	23	4	0	0	-23	-100%
Multiple Family	6	0	0	0	-6	-100%
Mixed Use	3	0	0	0	-3	-100%
Industrial	201	148	79	5	-196	-97%
Commercial/Services	53	18	3	0	-53	-100%
Office	25	7	2	0	-25	-100%
Schools	0	0	0	0	0	0%
Parks and Other	22	1	1	0	-22	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	866	866	866	866	0	0%
Employment Density ³	26.4	28.9	29.9	30.8	4.4	17%
Residential Density ⁴	10.7	10.4	10.3	10.7	0.0	0%

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