

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92075

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,977	12,354	13,144	13,809	1,832	15%
Household Population	11,977	12,354	13,144	13,809	1,832	15%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	6,094	6,155	6,392	6,680	586	10%
Single Family	3,470	3,469	3,482	3,473	3	0%
Multiple Family	2,598	2,686	2,910	3,207	609	23%
Mobile Homes	26	0	0	0	-26	-100%
Occupied Housing Units	5,244	5,261	5,564	5,853	609	12%
Single Family	3,251	3,235	3,275	3,247	-4	0%
Multiple Family	1,977	2,026	2,289	2,606	629	32%
Mobile Homes	16	0	0	0	-16	-100%
Vacancy Rate	13.9%	14.5%	13.0%	12.4%	-1.5	-11%
Single Family	6.3%	6.7%	5.9%	6.5%	0.2	3%
Multiple Family	23.9%	24.6%	21.3%	18.7%	-5.2	-22%
Mobile Homes	38.5%	0.0%	0.0%	0.0%	-38.5	-100%
Persons per Household	2.28	2.35	2.36	2.36	0.1	4%

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	346	340	309	280	-66	-19%
\$15,000-\$29,999	361	388	368	341	-20	-6%
\$30,000-\$44,999	541	417	397	379	-162	-30%
\$45,000-\$59,999	464	428	409	400	-64	-14%
\$60,000-\$74,999	436	409	423	400	-36	-8%
\$75,000-\$99,999	584	590	590	610	26	4%
\$100,000-\$124,999	607	514	543	557	-50	-8%
\$125,000-\$149,999	352	417	453	481	129	37%
\$150,000-\$199,999	508	604	672	737	229	45%
\$200,000 or more	1,045	1,154	1,400	1,668	623	60%
Total Households	5,244	5,261	5,564	5,853	609	12%
Median Household Income						
Adjusted for inflation (\$2010)	\$95,291	\$102,845	\$113,168	\$123,182	\$27,891	29%

*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.

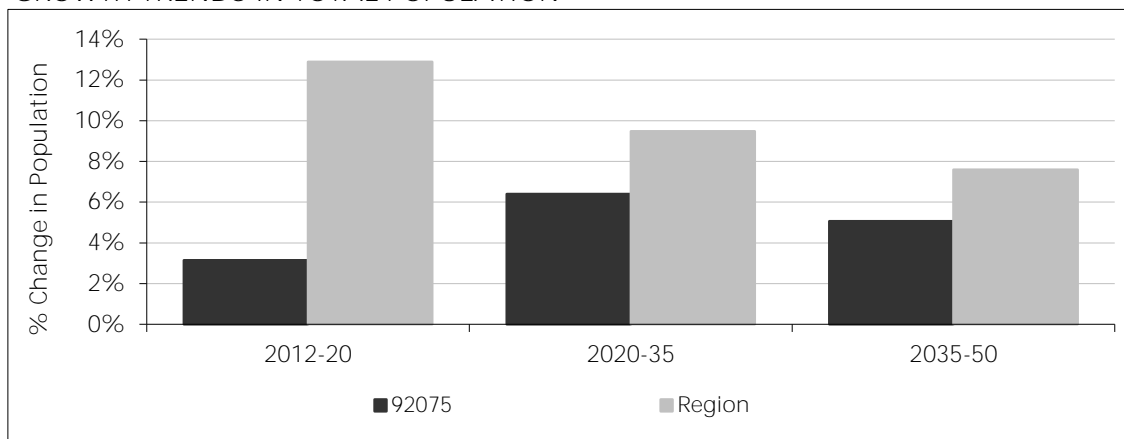
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,977	12,354	13,144	13,809	1,832	15%
Under 5	559	646	575	707	148	26%
5 to 9	647	680	635	753	106	16%
10 to 14	612	561	602	632	20	3%
15 to 17	424	353	418	374	-50	-12%
18 to 19	302	211	222	188	-114	-38%
20 to 24	479	445	443	403	-76	-16%
25 to 29	643	626	561	624	-19	-3%
30 to 34	866	852	721	911	45	5%
35 to 39	821	948	841	941	120	15%
40 to 44	876	809	925	825	-51	-6%
45 to 49	840	701	808	694	-146	-17%
50 to 54	931	729	811	738	-193	-21%
55 to 59	817	792	700	833	16	2%
60 to 61	311	355	271	325	14	5%
62 to 64	537	624	515	615	78	15%
65 to 69	777	1,045	942	1,109	332	43%
70 to 74	564	898	1,140	1,015	451	80%
75 to 79	378	498	886	708	330	87%
80 to 84	266	253	546	519	253	95%
85 and over	327	328	582	895	568	174%
Median Age	43.6	45.3	48.9	48.9	5.3	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,977	12,354	13,144	13,809	1,832	15%
Hispanic	2,087	2,411	2,866	3,262	1,175	56%
Non-Hispanic	9,890	9,943	10,278	10,547	657	7%
White	9,044	9,074	9,237	9,389	345	4%
Black	48	54	53	54	6	13%
American Indian	28	21	14	9	-19	-68%
Asian	460	485	628	719	259	56%
Hawaiian / Pacific Islander	25	24	21	17	-8	-32%
Other	26	17	10	8	-18	-69%
Two or More Races	259	268	315	351	92	36%

GROWTH TRENDS IN TOTAL POPULATION



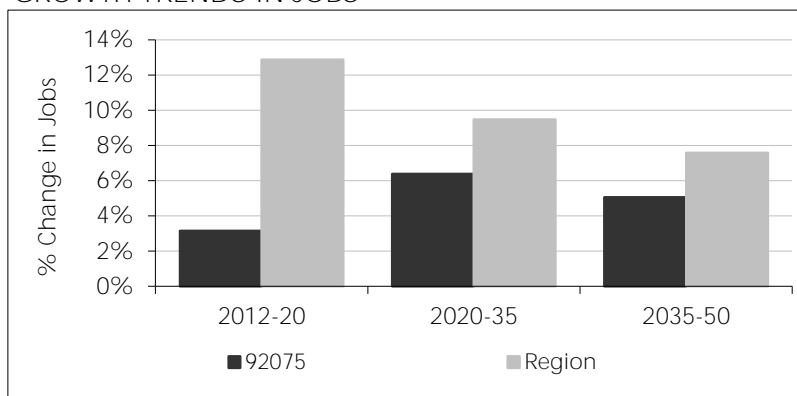
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,239	7,777	8,154	8,367	1,128	16%
Civilian Jobs	7,239	7,777	8,154	8,367	1,128	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,879	1,879	1,879	1,879	0	0%
Developed Acres	1,793	1,804	1,814	1,815	23	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	833	834	839	839	6	1%
Multiple Family	130	130	130	131	1	1%
Mobile Homes	1	0	0	0	-1	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	11	20	34	34	--
Industrial	68	34	33	32	-36	-53%
Commercial/Services	270	271	270	259	-10	-4%
Office	38	35	34	33	-5	-14%
Schools	64	64	64	64	0	0%
Roads and Freeways	342	376	376	376	34	10%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	48	48	48	48	0	0%
Vacant Developable Acres	23	12	2	1	-23	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	14	7	1	1	-13	-96%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	3	2	0	0	-3	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	5	3	1	0	-4	-92%
Office	1	0	0	0	-1	-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	63	63	63	63	0	0%
Employment Density ³	16.5	19.0	19.9	20.7	4.2	25%
Residential Density ⁴	6.3	6.3	6.5	6.8	0.4	7%

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