

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92010

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,870	20,121	20,749	20,700	5,830	39%
Household Population	14,705	19,358	19,951	19,877	5,172	35%
Group Quarters Population	165	763	798	823	658	399%
Civilian	165	763	798	823	658	399%
Military	0	0	0	0	0	0%
Total Housing Units	5,852	7,533	7,684	7,687	1,835	31%
Single Family	4,640	5,599	5,750	5,753	1,113	24%
Multiple Family	711	1,433	1,433	1,433	722	102%
Mobile Homes	501	501	501	501	0	0%
Occupied Housing Units	5,588	7,194	7,398	7,381	1,793	32%
Single Family	4,458	5,358	5,563	5,561	1,103	25%
Multiple Family	689	1,393	1,396	1,391	702	102%
Mobile Homes	441	443	439	429	-12	-3%
Vacancy Rate	4.5%	4.5%	3.7%	4.0%	-0.5	-11%
Single Family	3.9%	4.3%	3.3%	3.3%	-0.6	-15%
Multiple Family	3.1%	2.8%	2.6%	2.9%	-0.2	-6%
Mobile Homes	12.0%	11.6%	12.4%	14.4%	2.4	20%
Persons per Household	2.63	2.69	2.70	2.69	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	188	286	237	192	4	2%
\$15,000-\$29,999	485	588	513	433	-52	-11%
\$30,000-\$44,999	582	729	663	582	0	0%
\$45,000-\$59,999	470	753	709	644	174	37%
\$60,000-\$74,999	740	712	692	647	-93	-13%
\$75,000-\$99,999	915	1,024	1,032	997	82	9%
\$100,000-\$124,999	493	801	842	844	351	71%
\$125,000-\$149,999	540	605	659	683	143	26%
\$150,000-\$199,999	490	778	886	958	468	96%
\$200,000 or more	685	918	1,165	1,401	716	105%
Total Households	5,588	7,194	7,398	7,381	1,793	32%
Median Household Income						
Adjusted for inflation (\$2010)	\$83,989	\$87,915	\$96,439	\$105,791	\$21,802	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.

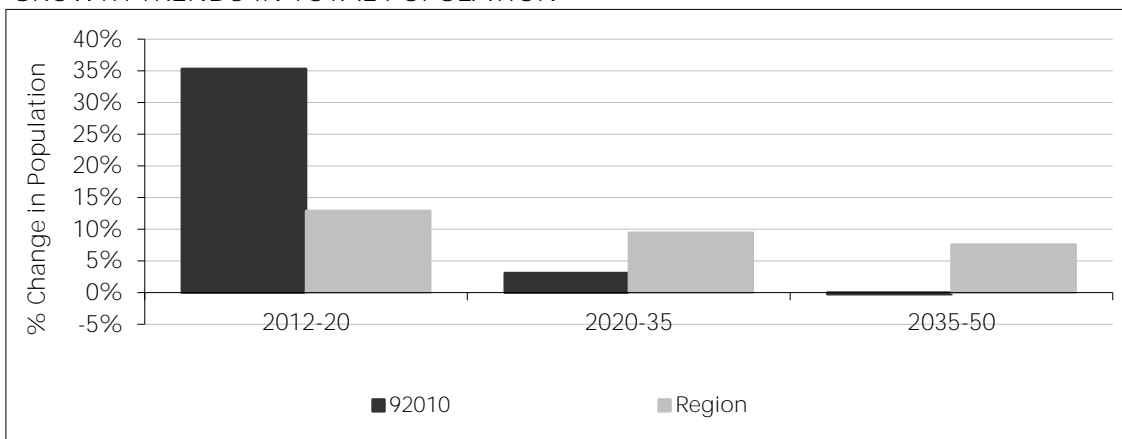
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,870	20,121	20,749	20,700	5,830	39%
Under 5	930	1,378	1,224	1,380	450	48%
5 to 9	1,006	1,441	1,292	1,437	431	43%
10 to 14	980	1,263	1,358	1,272	292	30%
15 to 17	637	720	840	736	99	16%
18 to 19	484	428	437	323	-161	-33%
20 to 24	689	866	838	734	45	7%
25 to 29	818	1,047	861	905	87	11%
30 to 34	877	1,187	947	1,149	272	31%
35 to 39	960	1,435	1,296	1,342	382	40%
40 to 44	1,140	1,468	1,608	1,376	236	21%
45 to 49	1,079	1,310	1,426	1,186	107	10%
50 to 54	1,246	1,322	1,471	1,263	17	1%
55 to 59	1,018	1,359	1,188	1,315	297	29%
60 to 61	412	637	457	529	117	28%
62 to 64	572	863	692	786	214	37%
65 to 69	615	1,063	981	1,097	482	78%
70 to 74	434	919	1,160	976	542	125%
75 to 79	311	539	927	782	471	151%
80 to 84	305	405	894	812	507	166%
85 and over	357	471	852	1,300	943	264%
Median Age	40.2	41.0	44.0	43.9	3.7	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,870	20,121	20,749	20,700	5,830	39%
Hispanic	2,293	3,533	3,898	4,156	1,863	81%
Non-Hispanic	12,577	16,588	16,851	16,544	3,967	32%
White	10,444	13,551	13,296	12,806	2,362	23%
Black	237	320	250	195	-42	-18%
American Indian	41	55	35	15	-26	-63%
Asian	1,209	1,815	2,302	2,485	1,276	106%
Hawaiian / Pacific Islander	50	74	86	101	51	102%
Other	37	41	23	25	-12	-32%
Two or More Races	559	732	859	917	358	64%

GROWTH TRENDS IN TOTAL POPULATION



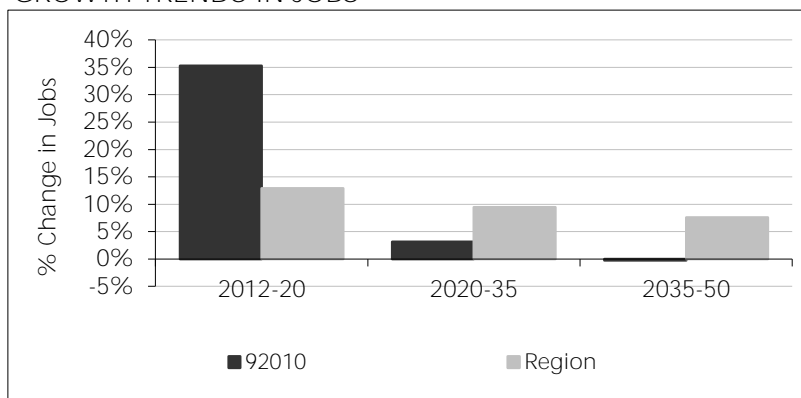
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,940	11,663	13,609	14,473	5,533	62%
Civilian Jobs	8,940	11,663	13,609	14,473	5,533	62%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,444	5,444	5,444	5,444	0	0%
Developed Acres	2,163	2,687	2,790	2,829	666	31%
Low Density Single Family	5	44	214	218	213	4169%
Single Family	709	1,001	1,021	1,021	311	44%
Multiple Family	57	134	134	134	77	134%
Mobile Homes	81	81	81	81	0	0%
Other Residential	7	51	51	51	44	654%
Mixed Use	0	0	0	0	0	0%
Industrial	338	464	537	570	232	69%
Commercial/Services	40	64	76	81	42	105%
Office	8	14	15	15	7	86%
Schools	32	89	89	89	57	182%
Roads and Freeways	434	434	434	434	0	0%
Agricultural and Extractive ²	360	223	49	44	-315	-88%
Parks and Military Use	92	87	89	89	-3	-3%
Vacant Developable Acres	699	175	73	33	-666	-95%
Low Density Single Family	4	0	0	0	-4	-100%
Single Family	277	17	3	2	-275	-99%
Multiple Family	51	0	0	0	-51	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	252	127	53	20	-232	-92%
Commercial/Services	42	23	11	6	-36	-87%
Office	7	2	1	0	-7	-96%
Schools	57	0	0	0	-57	-100%
Parks and Other	2	2	0	0	-2	-100%
Future Roads and Freeways	5	5	5	5	0	0%
Constrained Acres	2,581	2,581	2,581	2,581	0	0%
Employment Density ³	21.4	18.5	19.0	19.1	-2.3	-11%
Residential Density ⁴	6.8	5.7	5.1	5.1	-1.7	-25%

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