

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92029

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,820	21,334	24,209	24,048	5,228	28%
Household Population	18,570	21,141	23,931	23,706	5,136	28%
Group Quarters Population	250	193	278	342	92	37%
Civilian	250	193	278	342	92	37%
Military	0	0	0	0	0	0%
Total Housing Units	7,174	8,037	9,026	9,059	1,885	26%
Single Family	5,085	5,940	6,925	6,956	1,871	37%
Multiple Family	1,084	1,092	1,096	1,098	14	1%
Mobile Homes	1,005	1,005	1,005	1,005	0	0%
Occupied Housing Units	7,033	7,830	8,827	8,766	1,733	25%
Single Family	4,989	5,780	6,778	6,746	1,757	35%
Multiple Family	1,057	1,061	1,067	1,060	3	0%
Mobile Homes	987	989	982	960	-27	-3%
Vacancy Rate	2.0%	2.6%	2.2%	3.2%	1.2	60%
Single Family	1.9%	2.7%	2.1%	3.0%	1.1	58%
Multiple Family	2.5%	2.8%	2.6%	3.5%	1.0	40%
Mobile Homes	1.8%	1.6%	2.3%	4.5%	2.7	150%
Persons per Household	2.64	2.70	2.71	2.70	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	459	567	543	451	-8	-2%
\$15,000-\$29,999	704	802	795	686	-18	-3%
\$30,000-\$44,999	752	869	887	815	63	8%
\$45,000-\$59,999	751	885	890	822	71	9%
\$60,000-\$74,999	633	774	818	804	171	27%
\$75,000-\$99,999	869	1,017	1,204	1,160	291	33%
\$100,000-\$124,999	678	762	895	899	221	33%
\$125,000-\$149,999	551	514	654	683	132	24%
\$150,000-\$199,999	663	684	840	910	247	37%
\$200,000 or more	973	956	1,301	1,536	563	58%
Total Households	7,033	7,830	8,827	8,766	1,733	25%

*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.

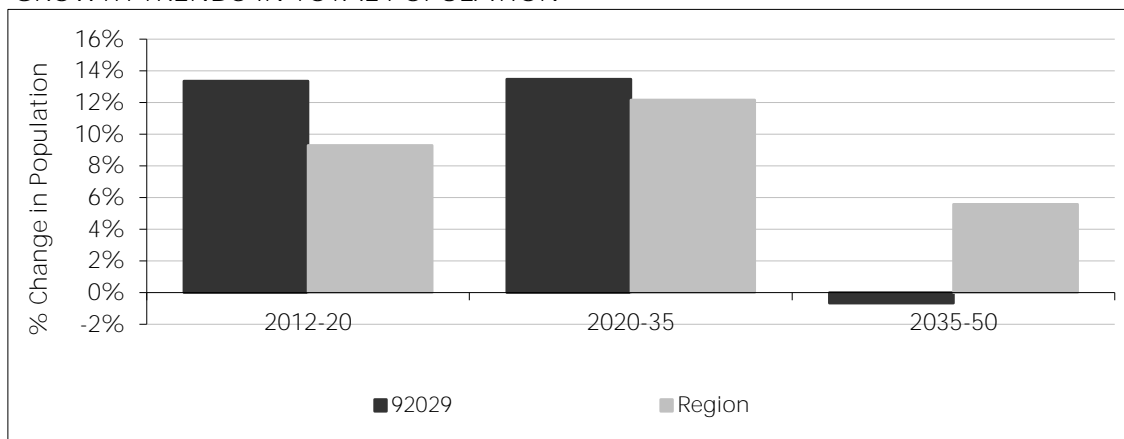
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,820	21,334	24,209	24,048	5,228	28%
Under 5	1,003	1,295	1,399	1,417	414	41%
5 to 9	1,024	1,222	1,378	1,370	346	34%
10 to 14	1,069	1,076	1,236	1,260	191	18%
15 to 17	631	600	748	631	0	0%
18 to 19	519	490	608	591	72	14%
20 to 24	1,044	1,178	1,311	1,237	193	18%
25 to 29	1,252	1,406	1,493	1,463	211	17%
30 to 34	1,062	1,253	1,332	1,479	417	39%
35 to 39	1,057	1,283	1,436	1,472	415	39%
40 to 44	1,131	1,174	1,448	1,395	264	23%
45 to 49	1,217	1,101	1,391	1,298	81	7%
50 to 54	1,576	1,368	1,525	1,494	-82	-5%
55 to 59	1,610	1,691	1,494	1,757	147	9%
60 to 61	621	798	685	748	127	20%
62 to 64	817	1,045	950	999	182	22%
65 to 69	1,082	1,475	1,417	1,488	406	38%
70 to 74	778	1,307	1,546	1,224	446	57%
75 to 79	592	800	1,373	1,023	431	73%
80 to 84	363	383	784	750	387	107%
85 and over	372	389	655	952	580	156%
Median Age	43.3	43.7	44.0	44.0	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,820	21,334	24,209	24,048	5,228	28%
Hispanic	4,052	5,178	8,041	10,840	6,788	168%
Non-Hispanic	14,768	16,156	16,168	13,208	-1,560	-11%
White	12,319	12,974	11,502	7,568	-4,751	-39%
Black	346	494	711	926	580	168%
American Indian	54	59	59	64	10	19%
Asian	1,449	1,833	2,695	3,189	1,740	120%
Hawaiian / Pacific Islander	36	60	102	137	101	281%
Other	39	31	40	33	-6	-15%
Two or More Races	525	705	1,059	1,291	766	146%

GROWTH TRENDS IN TOTAL POPULATION



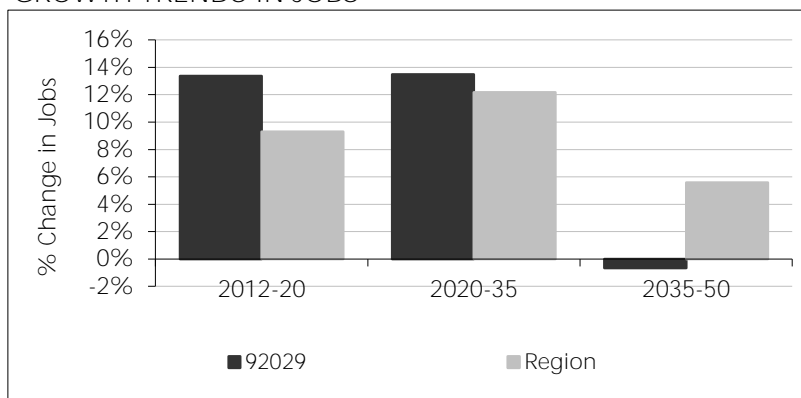
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	17,097	19,680	21,190	21,505	4,408	26%
Civilian Jobs	17,097	19,680	21,190	21,505	4,408	26%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	14,040	14,040	14,040	14,040	0	0%
Developed Acres	7,424	8,898	10,304	10,324	2,901	39%
Low Density Single Family	2,052	3,250	4,418	4,421	2,369	115%
Single Family	2,093	2,368	2,756	2,766	672	32%
Multiple Family	62	63	63	63	0	1%
Mobile Homes	123	123	123	123	0	0%
Other Residential	5	5	5	7	2	39%
Mixed Use	0	0	0	0	0	0%
Industrial	645	676	722	725	79	12%
Commercial/Services	235	291	290	288	53	23%
Office	1	5	11	17	16	1681%
Schools	32	32	38	40	8	23%
Roads and Freeways	831	845	845	845	15	2%
Agricultural and Extractive ²	686	585	383	383	-303	-44%
Parks and Military Use	658	655	649	648	-11	-2%
Vacant Developable Acres	3,388	1,913	508	487	-2,901	-86%
Low Density Single Family	2,817	1,619	451	448	-2,369	-84%
Single Family	373	199	18	9	-365	-98%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	95	48	2	0	-95	-100%
Commercial/Services	49	0	0	0	-49	-100%
Office	17	14	9	5	-12	-70%
Schools	35	32	26	24	-11	-32%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	3,228	3,228	3,228	3,228	0	0%
Employment Density ³	18.7	19.6	20.0	20.1	1.4	7%
Residential Density ⁴	1.7	1.4	1.2	1.2	-0.4	-26%

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