

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92064

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,477	50,138	53,268	53,398	4,921	10%
Household Population	47,927	49,678	52,644	52,653	4,726	10%
Group Quarters Population	550	460	624	745	195	35%
Civilian	550	460	624	745	195	35%
Military	0	0	0	0	0	0%
Total Housing Units	16,579	16,890	17,750	17,918	1,339	8%
Single Family	13,146	13,455	13,866	13,985	839	6%
Multiple Family	2,731	2,733	3,182	3,231	500	18%
Mobile Homes	702	702	702	702	0	0%
Occupied Housing Units	16,253	16,540	17,479	17,564	1,311	8%
Single Family	12,896	13,169	13,658	13,725	829	6%
Multiple Family	2,664	2,675	3,131	3,164	500	19%
Mobile Homes	693	696	690	675	-18	-3%
Vacancy Rate	2.0%	2.1%	1.5%	2.0%	0.0	0%
Single Family	1.9%	2.1%	1.5%	1.9%	0.0	0%
Multiple Family	2.5%	2.1%	1.6%	2.1%	-0.4	-16%
Mobile Homes	1.3%	0.9%	1.7%	3.8%	2.5	192%
Persons per Household	2.95	3.00	3.01	3.00	0.0	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	706	674	589	493	-213	-30%
\$15,000-\$29,999	849	1,003	890	755	-94	-11%
\$30,000-\$44,999	1,303	1,285	1,178	1,030	-273	-21%
\$45,000-\$59,999	1,423	1,436	1,356	1,207	-216	-15%
\$60,000-\$74,999	1,451	1,457	1,420	1,315	-136	-9%
\$75,000-\$99,999	2,687	2,290	2,301	2,179	-508	-19%
\$100,000-\$124,999	2,109	1,953	2,061	2,020	-89	-4%
\$125,000-\$149,999	1,464	1,572	1,720	1,754	290	20%
\$150,000-\$199,999	1,825	2,131	2,459	2,626	801	44%
\$200,000 or more	2,436	2,739	3,505	4,185	1,749	72%
Total Households	16,253	16,540	17,479	17,564	1,311	8%

*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.

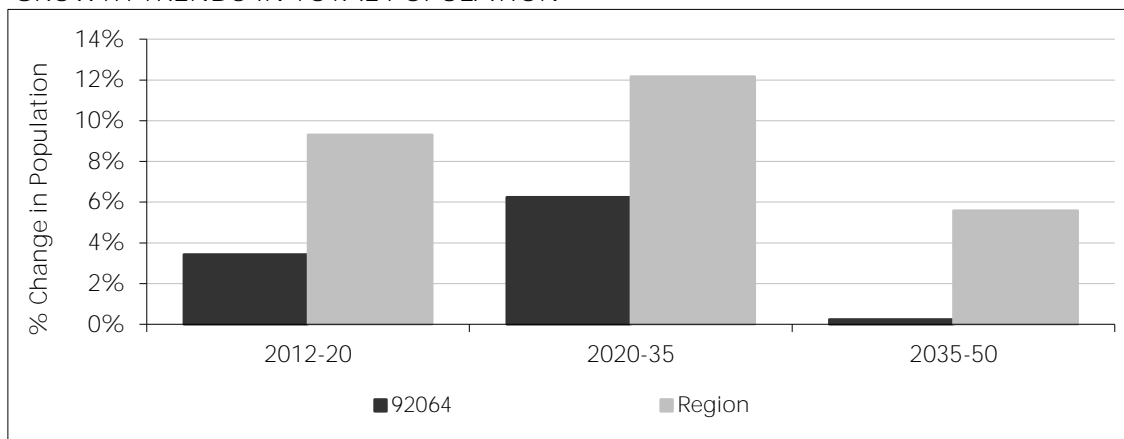
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,477	50,138	53,268	53,398	4,921	10%
Under 5	2,241	2,653	2,541	2,744	503	22%
5 to 9	2,938	3,265	3,215	3,579	641	22%
10 to 14	3,604	3,481	3,835	3,798	194	5%
15 to 17	2,665	2,235	2,592	2,402	-263	-10%
18 to 19	1,922	1,269	1,465	1,138	-784	-41%
20 to 24	2,802	2,600	2,631	2,307	-495	-18%
25 to 29	2,564	2,663	2,347	2,500	-64	-2%
30 to 34	2,341	2,461	2,246	2,548	207	9%
35 to 39	2,315	2,717	2,602	2,726	411	18%
40 to 44	3,097	2,934	3,471	3,081	-16	-1%
45 to 49	3,838	3,391	3,814	3,319	-519	-14%
50 to 54	4,466	3,751	4,167	3,762	-704	-16%
55 to 59	4,054	4,124	3,551	3,984	-70	-2%
60 to 61	1,384	1,671	1,270	1,406	22	2%
62 to 64	1,869	2,245	1,842	2,075	206	11%
65 to 69	2,132	2,967	2,779	3,094	962	45%
70 to 74	1,432	2,401	2,927	2,493	1,061	74%
75 to 79	995	1,353	2,331	1,923	928	93%
80 to 84	816	840	1,778	1,684	868	106%
85 and over	1,002	1,117	1,864	2,835	1,833	183%
Median Age	41.4	42.9	44.6	44.8	3.4	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,477	50,138	53,268	53,398	4,921	10%
Hispanic	8,010	9,673	12,483	14,754	6,744	84%
Non-Hispanic	40,467	40,465	40,785	38,644	-1,823	-5%
White	32,714	31,931	29,300	25,538	-7,176	-22%
Black	703	776	925	1,034	331	47%
American Indian	143	174	238	220	77	54%
Asian	5,112	5,529	7,441	8,373	3,261	64%
Hawaiian / Pacific Islander	113	195	399	563	450	398%
Other	86	105	134	148	62	72%
Two or More Races	1,596	1,755	2,348	2,768	1,172	73%

GROWTH TRENDS IN TOTAL POPULATION



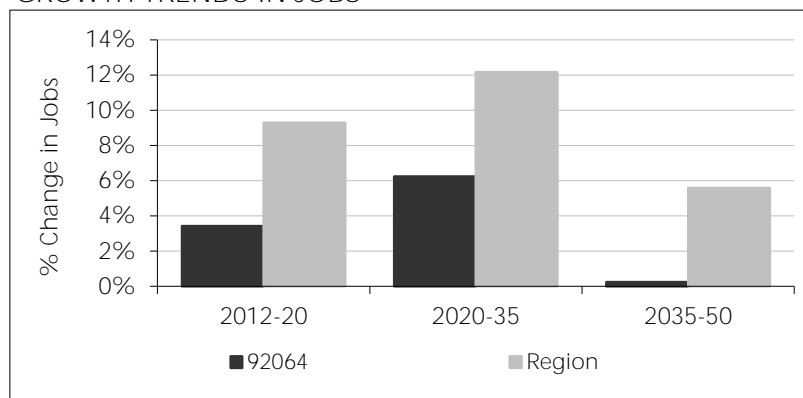
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	30,860	34,019	35,717	37,182	6,322	20%
Civilian Jobs	30,860	34,019	35,717	37,182	6,322	20%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	26,544	26,544	26,544	26,544	0	0%
Developed Acres	14,242	16,118	18,937	19,815	5,573	39%
Low Density Single Family	4,141	6,075	8,750	9,556	5,415	131%
Single Family	4,904	4,952	5,026	5,035	132	3%
Multiple Family	139	139	141	141	2	1%
Mobile Homes	84	84	84	84	0	0%
Other Residential	19	19	19	19	0	0%
Mixed Use	0	7	16	18	18	--
Industrial	718	780	821	870	152	21%
Commercial/Services	807	848	869	871	64	8%
Office	57	59	60	61	4	7%
Schools	231	237	237	237	6	3%
Roads and Freeways	1,552	1,552	1,552	1,552	0	0%
Agricultural and Extractive ²	821	559	559	559	-262	-32%
Parks and Military Use	769	806	802	810	42	5%
Vacant Developable Acres	6,188	4,312	1,493	615	-5,573	-90%
Low Density Single Family	5,737	4,065	1,390	584	-5,153	-90%
Single Family	162	113	38	29	-133	-82%
Multiple Family	4	4	2	2	-2	-45%
Mixed Use	4	1	0	0	-4	-100%
Industrial	157	92	49	0	-157	-100%
Commercial/Services	23	6	3	0	-23	-100%
Office	6	4	2	0	-6	-100%
Schools	0	0	0	0	0	0%
Parks and Other	96	28	8	0	-96	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	6,113	6,113	6,113	6,113	0	0%
Employment Density ³	17.0	17.6	17.9	18.1	1.1	7%
Residential Density ⁴	1.8	1.5	1.3	1.2	-0.6	-32%

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