

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 3 - Coronado

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,187	23,634	24,165	24,219	1,032	4%
Household Population	17,313	17,790	18,321	18,375	1,062	6%
Group Quarters Population	5,874	5,844	5,844	5,844	-30	-1%
Civilian	179	149	149	149	-30	-17%
Military	5,695	5,695	5,695	5,695	0	0%
Total Housing Units	9,596	9,668	9,697	9,801	205	2%
Single Family	5,449	5,490	5,457	5,360	-89	-2%
Multiple Family	4,147	4,178	4,240	4,441	294	7%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	7,499	7,505	7,696	7,731	232	3%
Single Family	4,649	4,632	4,702	4,595	-54	-1%
Multiple Family	2,850	2,873	2,994	3,136	286	10%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	21.9%	22.4%	20.6%	21.1%	-0.8	-4%
Single Family	14.7%	15.6%	13.8%	14.3%	-0.4	-3%
Multiple Family	31.3%	31.2%	29.4%	29.4%	-1.9	-6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.31	2.37	2.38	2.38	0.1	3%

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	418	429	375	321	-97	-23%
\$15,000-\$29,999	520	591	531	468	-52	-10%
\$30,000-\$44,999	797	650	600	542	-255	-32%
\$45,000-\$59,999	572	643	609	562	-10	-2%
\$60,000-\$74,999	683	604	585	551	-132	-19%
\$75,000-\$99,999	960	888	882	851	-109	-11%
\$100,000-\$124,999	802	734	749	742	-60	-7%
\$125,000-\$149,999	553	593	621	630	77	14%
\$150,000-\$199,999	750	852	923	965	215	29%
\$200,000 or more	1,444	1,521	1,821	2,099	655	45%
Total Households	7,499	7,505	7,696	7,731	232	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$94,779	\$98,522	\$108,879	\$119,222	\$24,443	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.

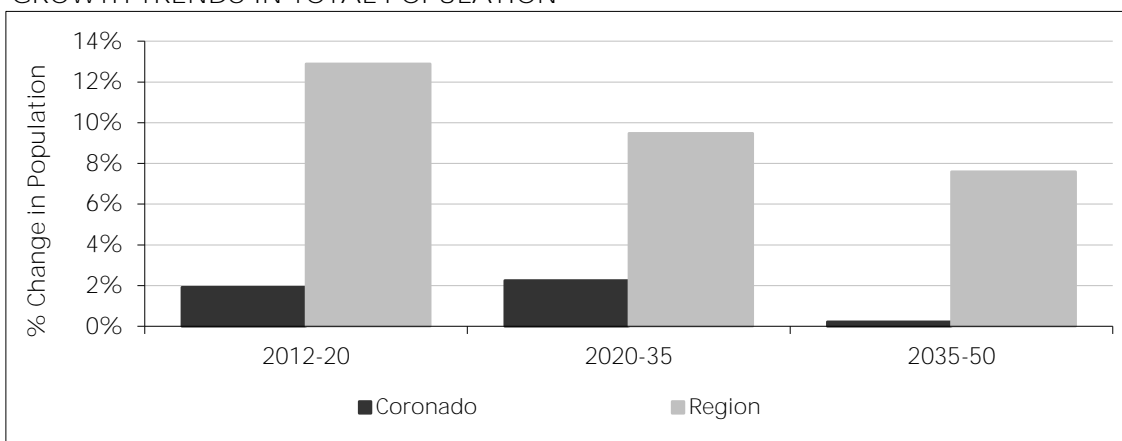
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,187	23,634	24,165	24,219	1,032	4%
Under 5	955	1,058	969	1,073	118	12%
5 to 9	964	1,037	965	1,060	96	10%
10 to 14	1,159	1,097	1,124	1,112	-47	-4%
15 to 17	841	696	787	701	-140	-17%
18 to 19	966	807	829	736	-230	-24%
20 to 24	3,872	3,832	3,831	3,753	-119	-3%
25 to 29	2,097	2,073	1,935	1,992	-105	-5%
30 to 34	1,356	1,372	1,253	1,392	36	3%
35 to 39	1,232	1,348	1,242	1,322	90	7%
40 to 44	1,198	1,135	1,197	1,082	-116	-10%
45 to 49	1,244	1,067	1,162	988	-256	-21%
50 to 54	1,253	1,042	1,110	984	-269	-21%
55 to 59	1,248	1,231	1,014	1,125	-123	-10%
60 to 61	470	541	400	455	-15	-3%
62 to 64	717	826	649	761	44	6%
65 to 69	1,027	1,341	1,164	1,308	281	27%
70 to 74	689	1,084	1,207	1,020	331	48%
75 to 79	640	812	1,275	964	324	51%
80 to 84	590	571	1,049	959	369	63%
85 and over	669	664	1,003	1,432	763	114%
Median Age	32.7	34.4	36.6	36.1	3.4	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,187	23,634	24,165	24,219	1,032	4%
Hispanic	3,328	3,649	4,030	4,303	975	29%
Non-Hispanic	19,859	19,985	20,135	19,916	57	0%
White	16,865	16,886	16,749	16,375	-490	-3%
Black	1,207	1,218	1,204	1,180	-27	-2%
American Indian	136	129	119	112	-24	-18%
Asian	817	879	1,085	1,212	395	48%
Hawaiian / Pacific Islander	89	94	109	119	30	34%
Other	40	36	32	31	-9	-23%
Two or More Races	705	743	837	887	182	26%

GROWTH TRENDS IN TOTAL POPULATION



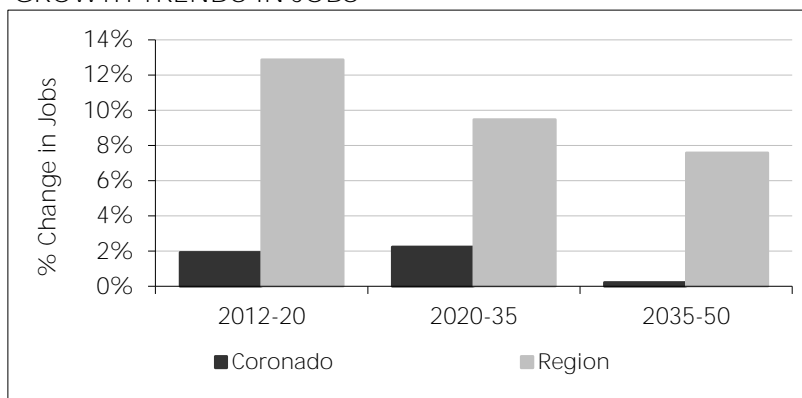
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	30,803	30,803	30,941	30,962	159	1%
Civilian Jobs	13,220	13,220	13,358	13,379	159	1%
Military Jobs	17,583	17,583	17,583	17,583	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	15,653	15,653	15,653	15,653	0	0%
Developed Acres	5,398	5,403	5,407	5,408	10	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	664	666	664	655	-9	-1%
Multiple Family	104	104	107	115	12	11%
Mobile Homes	0	0	0	0	0	0%
Other Residential	83	83	83	83	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	814	814	814	814	0	0%
Commercial/Services	782	782	786	787	5	1%
Office	4	4	4	4	0	0%
Schools	39	39	39	39	0	0%
Roads and Freeways	605	605	605	605	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2,303	2,303	2,303	2,303	0	0%
Vacant Developable Acres	13	11	7	6	-7	-52%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	0	0	0	-2	-91%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	10	10	7	6	-4	-41%
Office	0	0	0	0	0	0%
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	10,239	10,239	10,239	10,239	0	0%
Employment Density ³	8.1	8.1	8.1	8.1	0.1	1%
Residential Density ⁴	11.3	11.3	11.3	11.5	0.2	2%

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