

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92114

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	65,793	67,700	71,919	74,426	8,633	13%
Household Population	65,237	67,255	71,276	73,644	8,407	13%
Group Quarters Population	556	445	643	782	226	41%
Civilian	556	445	643	782	226	41%
Military	0	0	0	0	0	0%
Total Housing Units	17,802	18,144	19,113	19,984	2,182	12%
Single Family	16,026	16,368	16,870	17,005	979	6%
Multiple Family	1,431	1,431	1,898	2,977	1,546	108%
Mobile Homes	345	345	345	2	-343	-99%
Occupied Housing Units	17,255	17,541	18,642	19,377	2,122	12%
Single Family	15,500	15,778	16,414	16,436	936	6%
Multiple Family	1,410	1,418	1,885	2,939	1,529	108%
Mobile Homes	345	345	343	2	-343	-99%
Vacancy Rate	3.1%	3.3%	2.5%	3.0%	-0.1	-3%
Single Family	3.3%	3.6%	2.7%	3.3%	0.0	0%
Multiple Family	1.5%	0.9%	0.7%	1.3%	-0.2	-13%
Mobile Homes	0.0%	0.0%	0.6%	0.0%	0.0	0%
Persons per Household	3.78	3.83	3.82	3.80	0.0	1%

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	1,643	1,538	1,380	1,224	-419	-26%
\$15,000-\$29,999	2,409	2,298	2,173	2,002	-407	-17%
\$30,000-\$44,999	2,395	2,430	2,386	2,275	-120	-5%
\$45,000-\$59,999	2,120	2,219	2,247	2,229	109	5%
\$60,000-\$74,999	2,328	1,904	2,013	2,023	-305	-13%
\$75,000-\$99,999	2,325	2,452	2,664	2,810	485	21%
\$100,000-\$124,999	1,451	1,671	1,912	2,084	633	44%
\$125,000-\$149,999	911	1,092	1,291	1,485	574	63%
\$150,000-\$199,999	977	1,149	1,455	1,736	759	78%
\$200,000 or more	696	788	1,121	1,509	813	117%
Total Households	17,255	17,541	18,642	19,377	2,122	12%

*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.

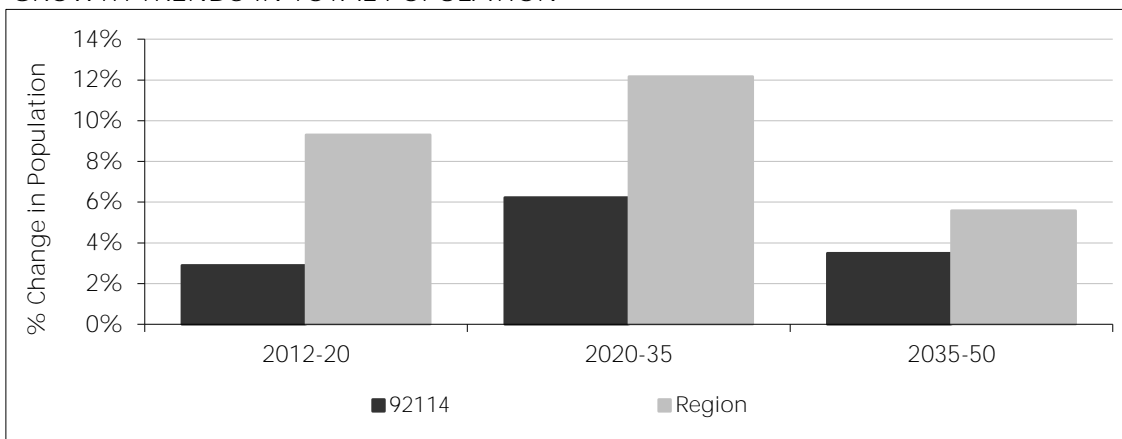
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	65,793	67,700	71,919	74,426	8,633	13%
Under 5	4,530	5,204	4,858	4,658	128	3%
5 to 9	4,549	4,526	4,644	4,589	40	1%
10 to 14	5,299	4,792	4,995	5,037	-262	-5%
15 to 17	3,630	2,992	3,040	3,121	-509	-14%
18 to 19	2,509	1,838	1,793	1,820	-689	-27%
20 to 24	5,614	5,402	4,731	4,908	-706	-13%
25 to 29	4,846	5,193	4,396	4,489	-357	-7%
30 to 34	4,178	4,178	4,141	4,108	-70	-2%
35 to 39	3,567	3,734	4,153	3,740	173	5%
40 to 44	3,918	3,452	4,355	3,837	-81	-2%
45 to 49	4,157	3,795	4,014	4,234	77	2%
50 to 54	4,560	4,361	4,512	4,970	410	9%
55 to 59	4,499	4,966	4,564	5,736	1,237	27%
60 to 61	1,493	1,895	1,827	2,127	634	42%
62 to 64	2,015	2,604	2,667	2,861	846	42%
65 to 69	2,305	3,512	4,137	4,435	2,130	92%
70 to 74	1,511	2,222	3,337	2,996	1,485	98%
75 to 79	1,143	1,324	2,633	2,469	1,326	116%
80 to 84	904	968	1,940	2,265	1,361	151%
85 and over	566	742	1,182	2,026	1,460	258%
Median Age	32.3	34.7	39.0	41.0	8.7	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	65,793	67,700	71,919	74,426	8,633	13%
Hispanic	27,819	30,909	35,994	40,939	13,120	47%
Non-Hispanic	37,974	36,791	35,925	33,487	-4,487	-12%
White	5,733	5,042	3,713	2,221	-3,512	-61%
Black	13,565	12,795	9,716	6,347	-7,218	-53%
American Indian	147	181	237	224	77	52%
Asian	15,509	15,681	18,493	20,235	4,726	30%
Hawaiian / Pacific Islander	789	764	793	896	107	14%
Other	111	120	165	188	77	69%
Two or More Races	2,120	2,208	2,808	3,376	1,256	59%

GROWTH TRENDS IN TOTAL POPULATION



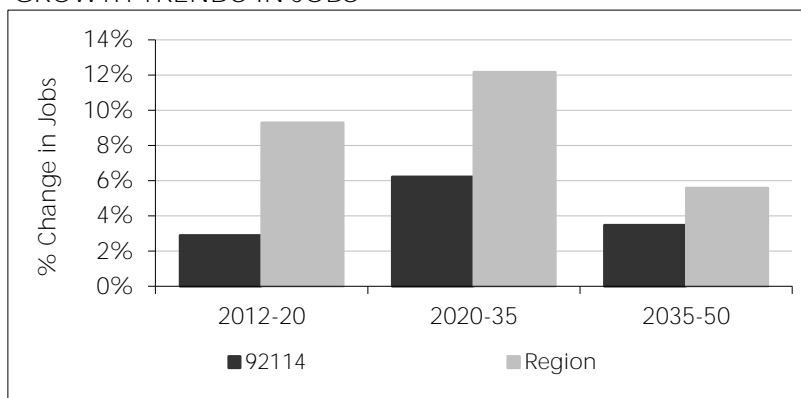
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,645	3,985	4,186	4,219	574	16%
Civilian Jobs	3,645	3,985	4,186	4,219	574	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,249	5,249	5,249	5,249	0	0%
Developed Acres	5,028	5,092	5,181	5,216	189	4%
Low Density Single Family	8	8	8	8	0	0%
Single Family	3,136	3,188	3,254	3,271	136	4%
Multiple Family	62	62	79	125	62	100%
Mobile Homes	28	28	28	0	-28	-100%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	8	13	16	16	--
Industrial	91	84	84	83	-8	-9%
Commercial/Services	87	83	83	83	-3	-4%
Office	3	3	3	0	-3	-100%
Schools	199	200	201	202	3	1%
Roads and Freeways	1,036	1,050	1,050	1,050	14	1%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	375	375	375	376	1	0%
Vacant Developable Acres	192	127	38	3	-189	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	168	115	33	1	-166	-99%
Multiple Family	3	3	2	1	-2	-62%
Mixed Use	1	1	0	0	-1	-100%
Industrial	9	2	1	0	-9	-100%
Commercial/Services	6	3	0	0	-6	-100%
Office	0	0	0	0	0	0%
Schools	3	2	0	0	-3	-100%
Parks and Other	1	1	1	0	-1	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	30	30	30	30	0	0%
Employment Density ³	9.6	10.7	11.1	11.2	1.6	17%
Residential Density ⁴	5.5	5.5	5.7	5.9	0.4	6%

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