

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91913

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	42,206	60,184	76,827	83,790	41,584	99%
Household Population	42,183	60,163	76,796	83,753	41,570	99%
Group Quarters Population	23	21	31	37	14	61%
Civilian	23	21	31	37	14	61%
Military	0	0	0	0	0	0%
Total Housing Units	12,979	18,195	23,047	25,333	12,354	95%
Single Family	8,492	9,887	12,297	12,263	3,771	44%
Multiple Family	4,290	8,111	10,553	12,873	8,583	200%
Mobile Homes	197	197	197	197	0	0%
Occupied Housing Units	12,649	17,636	22,464	24,569	11,920	94%
Single Family	8,334	9,668	12,078	11,980	3,646	44%
Multiple Family	4,118	7,771	10,190	12,398	8,280	201%
Mobile Homes	197	197	196	191	-6	-3%
Vacancy Rate	2.5%	3.1%	2.5%	3.0%	0.5	20%
Single Family	1.9%	2.2%	1.8%	2.3%	0.4	21%
Multiple Family	4.0%	4.2%	3.4%	3.7%	-0.3	-8%
Mobile Homes	0.0%	0.0%	0.5%	3.0%	3.0	0%
Persons per Household	3.33	3.41	3.42	3.41	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	555	601	638	559	4	1%
\$15,000-\$29,999	604	1,003	1,061	949	345	57%
\$30,000-\$44,999	1,047	1,426	1,572	1,513	466	45%
\$45,000-\$59,999	1,005	1,747	1,947	1,840	835	83%
\$60,000-\$74,999	1,914	1,579	1,997	2,073	159	8%
\$75,000-\$99,999	2,103	2,821	3,195	3,160	1,057	50%
\$100,000-\$124,999	1,736	2,447	3,114	3,455	1,719	99%
\$125,000-\$149,999	1,149	1,699	2,551	2,796	1,647	143%
\$150,000-\$199,999	1,496	2,359	3,211	3,856	2,360	158%
\$200,000 or more	1,040	1,954	3,178	4,368	3,328	320%
Total Households	12,649	17,636	22,464	24,569	11,920	94%

*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.

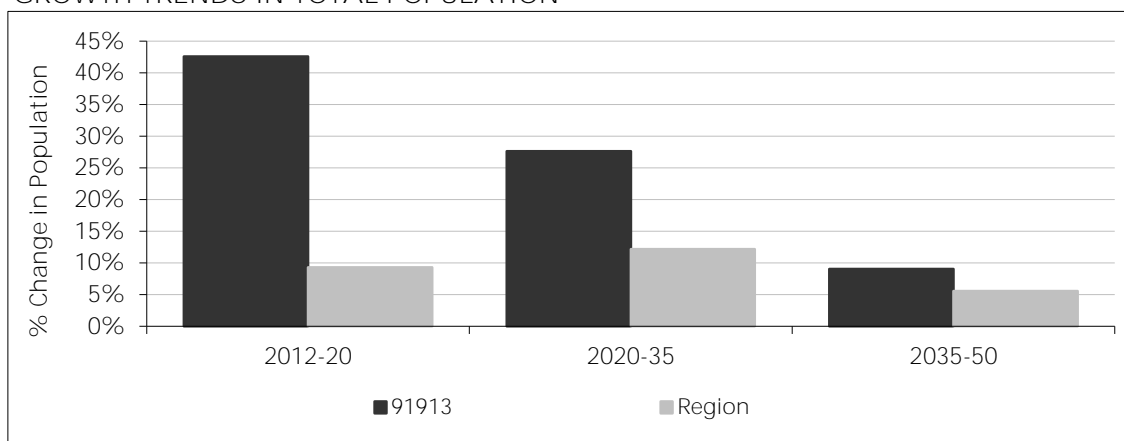
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	42,206	60,184	76,827	83,790	41,584	99%
Under 5	3,168	5,006	5,440	5,564	2,396	76%
5 to 9	3,294	4,761	5,632	5,877	2,583	78%
10 to 14	3,617	4,606	5,953	6,400	2,783	77%
15 to 17	2,221	2,714	3,323	3,724	1,503	68%
18 to 19	1,559	1,447	1,878	1,984	425	27%
20 to 24	2,736	3,627	3,950	4,483	1,747	64%
25 to 29	2,556	4,089	4,260	4,435	1,879	74%
30 to 34	3,135	4,544	5,284	5,548	2,413	77%
35 to 39	3,585	5,073	6,508	6,279	2,694	75%
40 to 44	3,617	4,639	6,777	6,250	2,633	73%
45 to 49	3,177	3,900	5,100	5,459	2,282	72%
50 to 54	2,683	3,777	4,707	5,525	2,842	106%
55 to 59	2,101	3,314	3,953	5,323	3,222	153%
60 to 61	632	1,163	1,414	1,823	1,191	188%
62 to 64	899	1,664	2,170	2,331	1,432	159%
65 to 69	1,117	2,146	3,069	3,603	2,486	223%
70 to 74	767	1,563	2,749	2,949	2,182	284%
75 to 79	604	927	2,181	2,555	1,951	323%
80 to 84	404	647	1,439	1,922	1,518	376%
85 and over	334	577	1,040	1,756	1,422	426%
Median Age	33.1	34.2	37.1	38.1	5.0	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	42,206	60,184	76,827	83,790	41,584	99%
Hispanic	19,227	28,987	38,536	44,570	25,343	132%
Non-Hispanic	22,979	31,197	38,291	39,220	16,241	71%
White	8,211	9,651	7,334	3,197	-5,014	-61%
Black	2,003	2,980	4,120	5,020	3,017	151%
American Indian	53	123	288	310	257	485%
Asian	10,934	15,534	21,612	24,169	13,235	121%
Hawaiian / Pacific Islander	225	483	968	1,357	1,132	503%
Other	66	147	299	365	299	453%
Two or More Races	1,487	2,279	3,670	4,802	3,315	223%

GROWTH TRENDS IN TOTAL POPULATION



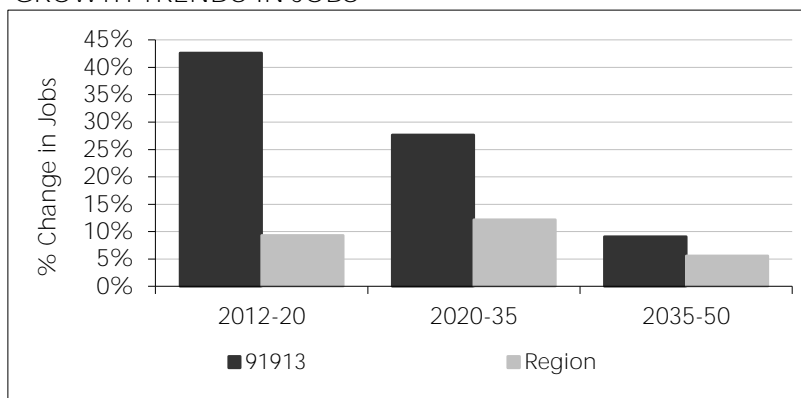
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,561	3,304	5,584	5,705	3,144	123%
Civilian Jobs	2,561	3,304	5,584	5,705	3,144	123%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,108	7,108	7,108	7,108	0	0%
Developed Acres	4,186	4,766	5,781	5,921	1,735	41%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,249	1,582	1,582	1,583	334	27%
Multiple Family	196	333	689	784	588	301%
Mobile Homes	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	95	118	118	118	--
Industrial	67	74	141	161	94	140%
Commercial/Services	41	37	40	45	4	11%
Office	11	11	11	11	0	0%
Schools	254	264	264	264	10	4%
Roads and Freeways	998	998	998	998	0	0%
Agricultural and Extractive ²	251	251	251	251	0	0%
Parks and Military Use	1,091	1,091	1,656	1,676	586	54%
Vacant Developable Acres	2,114	1,538	524	383	-1,731	-82%
Low Density Single Family	0	0	0	0	0	0%
Single Family	676	342	342	338	-337	-50%
Multiple Family	588	451	95	4	-585	-99%
Mixed Use	109	24	0	0	-109	-100%
Industrial	94	87	20	0	-94	-100%
Commercial/Services	9	8	5	0	-9	-100%
Office	0	0	0	0	0	0%
Schools	10	0	0	0	-10	-100%
Parks and Other	586	586	20	0	-586	-100%
Future Roads and Freeways	41	41	41	41	0	0%
Constrained Acres	804	804	804	804	0	0%
Employment Density ³	6.9	7.6	10.8	10.6	3.7	54%
Residential Density ⁴	8.8	9.1	9.8	10.3	1.5	17%

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