

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91910

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	76,963	77,739	86,841	92,521	15,558	20%
Household Population	76,027	76,869	85,892	91,515	15,488	20%
Group Quarters Population	936	870	949	1,006	70	7%
Civilian	936	870	949	1,006	70	7%
Military	0	0	0	0	0	0%
Total Housing Units	27,539	27,276	30,470	32,754	5,215	19%
Single Family	15,023	14,968	14,472	14,519	-504	-3%
Multiple Family	11,145	11,185	15,117	17,942	6,797	61%
Mobile Homes	1,371	1,123	881	293	-1,078	-79%
Occupied Housing Units	26,436	26,190	29,368	31,413	4,977	19%
Single Family	14,580	14,489	14,030	14,014	-566	-4%
Multiple Family	10,636	10,697	14,541	17,126	6,490	61%
Mobile Homes	1,220	1,004	797	273	-947	-78%
Vacancy Rate	4.0%	4.0%	3.6%	4.1%	0.1	3%
Single Family	2.9%	3.2%	3.1%	3.5%	0.6	21%
Multiple Family	4.6%	4.4%	3.8%	4.5%	-0.1	-2%
Mobile Homes	11.0%	10.6%	9.5%	6.8%	-4.2	-38%
Persons per Household	2.88	2.94	2.92	2.91	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	2,802	2,462	2,451	2,333	-469	-17%
\$15,000-\$29,999	3,813	3,713	3,852	3,795	-18	0%
\$30,000-\$44,999	4,023	3,808	4,077	4,088	65	2%
\$45,000-\$59,999	3,456	3,355	3,714	3,857	401	12%
\$60,000-\$74,999	2,779	2,871	3,128	3,326	547	20%
\$75,000-\$99,999	3,551	3,504	4,037	4,401	850	24%
\$100,000-\$124,999	2,403	2,323	2,783	3,108	705	29%
\$125,000-\$149,999	1,313	1,530	1,826	2,112	799	61%
\$150,000-\$199,999	1,309	1,622	2,053	2,439	1,130	86%
\$200,000 or more	987	1,002	1,447	1,954	967	98%
Total Households	26,436	26,190	29,368	31,413	4,977	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$56,198	\$58,914	\$62,829	\$67,367	\$11,169	20%

*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.

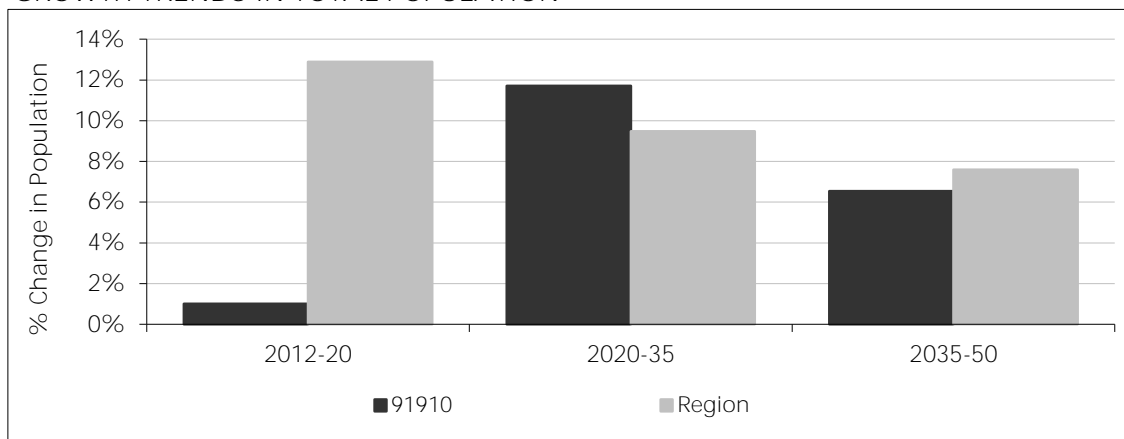
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	76,963	77,739	86,841	92,521	15,558	20%
Under 5	4,927	5,358	5,181	4,947	20	0%
5 to 9	4,924	4,740	4,944	4,867	-57	-1%
10 to 14	5,610	5,052	5,254	5,335	-275	-5%
15 to 17	3,821	3,135	3,112	3,277	-544	-14%
18 to 19	2,503	1,885	1,886	1,942	-561	-22%
20 to 24	5,964	5,669	5,102	5,309	-655	-11%
25 to 29	5,460	5,770	5,156	5,145	-315	-6%
30 to 34	4,974	4,731	5,047	4,913	-61	-1%
35 to 39	4,794	4,718	5,441	4,862	68	1%
40 to 44	5,114	4,440	5,716	5,099	-15	0%
45 to 49	5,286	4,777	5,305	5,679	393	7%
50 to 54	5,308	5,090	5,353	6,230	922	17%
55 to 59	4,758	5,262	4,957	6,571	1,813	38%
60 to 61	1,633	2,061	2,049	2,508	875	54%
62 to 64	2,256	2,804	2,944	3,334	1,078	48%
65 to 69	2,870	4,003	4,941	5,353	2,483	87%
70 to 74	2,005	3,031	4,592	4,530	2,525	126%
75 to 79	1,715	2,065	4,126	4,328	2,613	152%
80 to 84	1,402	1,374	2,915	3,675	2,273	162%
85 and over	1,639	1,774	2,820	4,617	2,978	182%
Median Age	35.3	37.7	42.0	45.5	10.2	29%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	76,963	77,739	86,841	92,521	15,558	20%
Hispanic	47,073	50,241	60,207	67,748	20,675	44%
Non-Hispanic	29,890	27,498	26,634	24,773	-5,117	-17%
White	17,585	15,586	12,549	9,227	-8,358	-48%
Black	2,702	2,623	2,725	2,733	31	1%
American Indian	253	224	231	210	-43	-17%
Asian	7,100	6,805	8,203	9,080	1,980	28%
Hawaiian / Pacific Islander	287	292	388	471	184	64%
Other	169	175	225	256	87	51%
Two or More Races	1,794	1,793	2,313	2,796	1,002	56%

GROWTH TRENDS IN TOTAL POPULATION



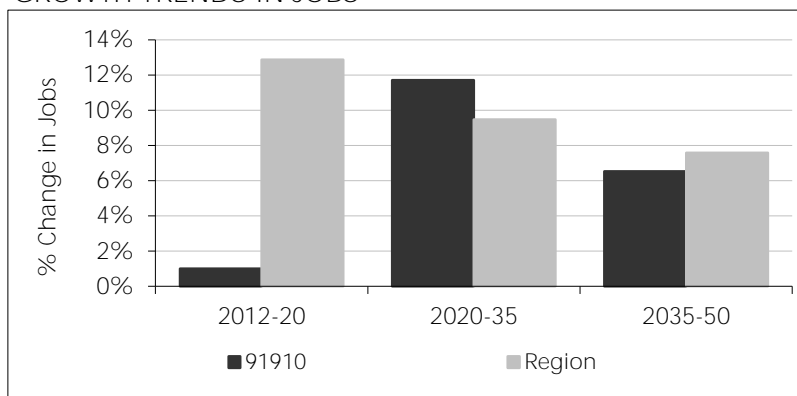
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	28,768	33,842	39,737	43,232	14,464	50%
Civilian Jobs	28,768	33,842	39,737	43,232	14,464	50%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	9,186	9,186	9,186	9,186	0	0%
Developed Acres	7,089	7,191	7,259	7,355	266	4%
Low Density Single Family	31	31	31	40	8	27%
Single Family	2,506	2,501	2,457	2,484	-23	-1%
Multiple Family	418	403	427	435	17	4%
Mobile Homes	75	62	50	17	-57	-77%
Other Residential	26	26	26	26	0	0%
Mixed Use	0	78	241	293	293	--
Industrial	269	277	291	318	49	18%
Commercial/Services	611	607	536	539	-72	-12%
Office	93	87	80	82	-11	-12%
Schools	386	386	386	386	0	0%
Roads and Freeways	1,517	1,554	1,553	1,553	37	2%
Agricultural and Extractive ²	11	11	11	8	-4	-31%
Parks and Military Use	1,144	1,166	1,169	1,173	29	3%
Vacant Developable Acres	298	200	134	39	-259	-87%
Low Density Single Family	9	9	9	1	-8	-89%
Single Family	48	46	33	2	-46	-95%
Multiple Family	20	20	19	18	-2	-9%
Mixed Use	0	0	0	0	0	-100%
Industrial	116	71	39	9	-107	-93%
Commercial/Services	77	48	29	9	-68	-89%
Office	2	1	0	0	-2	-100%
Schools	0	0	0	0	0	-100%
Parks and Other	25	5	5	0	-25	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,794	1,794	1,794	1,794	0	0%
Employment Density ³	21.1	24.2	28.1	29.4	8.2	39%
Residential Density ⁴	9.0	8.9	9.8	10.4	1.4	15%

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