

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92111

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,116	50,994	55,500	61,620	13,504	28%
Household Population	46,178	49,105	53,535	59,605	13,427	29%
Group Quarters Population	1,938	1,889	1,965	2,015	77	4%
Civilian	1,938	1,889	1,965	2,015	77	4%
Military	0	0	0	0	0	0%
Total Housing Units	18,237	18,897	20,226	22,469	4,232	23%
Single Family	10,460	10,756	11,164	11,324	864	8%
Multiple Family	7,557	7,921	8,842	10,925	3,368	45%
Mobile Homes	220	220	220	220	0	0%
Occupied Housing Units	17,563	18,196	19,606	21,549	3,986	23%
Single Family	10,151	10,412	10,940	11,027	876	9%
Multiple Family	7,192	7,564	8,447	10,308	3,116	43%
Mobile Homes	220	220	219	214	-6	-3%
Vacancy Rate	3.7%	3.7%	3.1%	4.1%	0.4	11%
Single Family	3.0%	3.2%	2.0%	2.6%	-0.4	-13%
Multiple Family	4.8%	4.5%	4.5%	5.6%	0.8	17%
Mobile Homes	0.0%	0.0%	0.5%	2.7%	2.7	0%
Persons per Household	2.63	2.70	2.73	2.77	0.1	5%

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	1,527	1,465	1,313	1,186	-341	-22%
\$15,000-\$29,999	2,315	2,420	2,246	2,177	-138	-6%
\$30,000-\$44,999	2,866	2,792	2,780	2,814	-52	-2%
\$45,000-\$59,999	2,517	2,425	2,594	2,731	214	9%
\$60,000-\$74,999	2,244	2,204	2,330	2,461	217	10%
\$75,000-\$99,999	2,556	2,603	2,965	3,518	962	38%
\$100,000-\$124,999	1,542	1,724	2,038	2,264	722	47%
\$125,000-\$149,999	843	1,016	1,195	1,614	771	91%
\$150,000-\$199,999	726	901	1,270	1,592	866	119%
\$200,000 or more	427	646	875	1,192	765	179%
Total Households	17,563	18,196	19,606	21,549	3,986	23%
Median Household Income						
Adjusted for inflation (\$2010)	\$57,357	\$59,975	\$65,601	\$71,376	\$14,019	24%

*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.

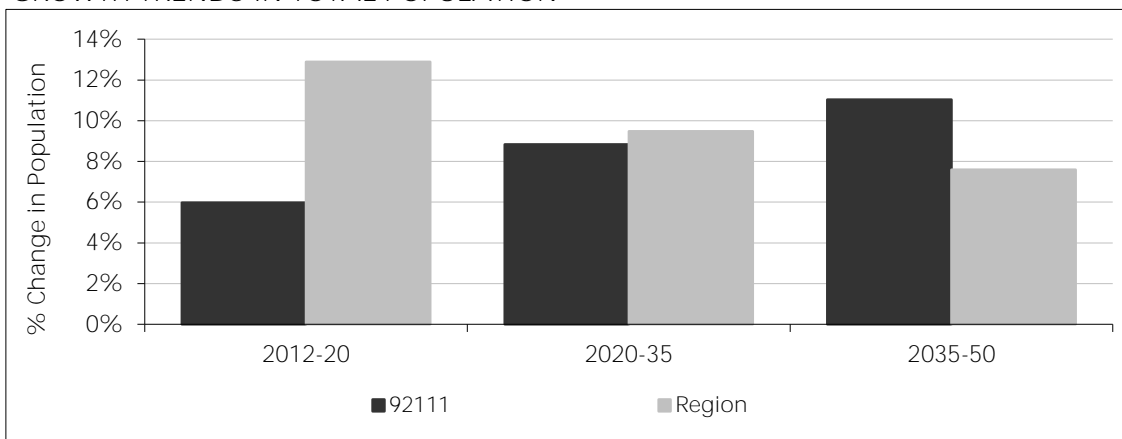
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,116	50,994	55,500	61,620	13,504	28%
Under 5	2,733	3,225	3,114	3,441	708	26%
5 to 9	2,752	3,055	3,246	3,680	928	34%
10 to 14	2,802	2,773	3,202	3,592	790	28%
15 to 17	1,646	1,513	1,738	1,925	279	17%
18 to 19	1,574	1,268	1,415	1,528	-46	-3%
20 to 24	3,687	3,592	3,547	3,810	123	3%
25 to 29	4,355	4,541	4,007	4,456	101	2%
30 to 34	4,231	4,242	4,123	4,653	422	10%
35 to 39	3,570	3,975	4,052	4,301	731	20%
40 to 44	3,304	3,165	3,784	3,675	371	11%
45 to 49	3,198	2,969	3,358	3,491	293	9%
50 to 54	3,100	2,840	3,160	3,430	330	11%
55 to 59	2,805	2,979	2,793	3,593	788	28%
60 to 61	917	1,129	990	1,226	309	34%
62 to 64	1,436	1,777	1,718	2,067	631	44%
65 to 69	1,690	2,418	2,608	3,110	1,420	84%
70 to 74	1,272	2,036	2,582	2,545	1,273	100%
75 to 79	1,190	1,531	2,703	2,558	1,368	115%
80 to 84	920	941	1,809	2,009	1,089	118%
85 and over	934	1,025	1,551	2,530	1,596	171%
Median Age	35.4	36.6	39.1	39.3	3.9	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,116	50,994	55,500	61,620	13,504	28%
Hispanic	13,432	16,014	20,156	25,726	12,294	92%
Non-Hispanic	34,684	34,980	35,344	35,894	1,210	3%
White	21,253	20,407	17,800	15,427	-5,826	-27%
Black	2,465	2,620	2,775	3,024	559	23%
American Indian	176	176	168	163	-13	-7%
Asian	8,645	9,434	11,767	13,895	5,250	61%
Hawaiian / Pacific Islander	255	288	366	481	226	89%
Other	150	136	135	138	-12	-8%
Two or More Races	1,740	1,919	2,333	2,766	1,026	59%

GROWTH TRENDS IN TOTAL POPULATION



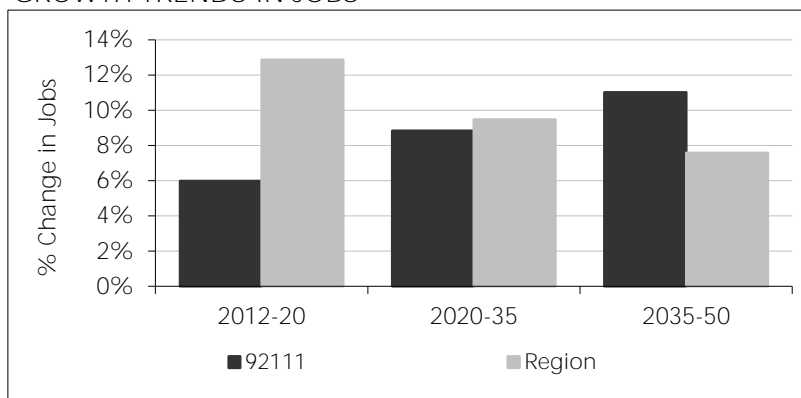
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	41,459	45,096	47,315	48,802	7,343	18%
Civilian Jobs	41,459	45,096	47,315	48,802	7,343	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,604	5,604	5,604	5,604	0	0%
Developed Acres	5,493	5,514	5,531	5,539	47	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,517	1,515	1,512	1,504	-12	-1%
Multiple Family	308	310	316	325	17	5%
Mobile Homes	31	31	31	31	0	0%
Other Residential	22	17	17	17	-4	-19%
Mixed Use	0	8	14	25	25	--
Industrial	517	524	519	516	-1	0%
Commercial/Services	538	532	529	516	-22	-4%
Office	112	123	137	149	37	33%
Schools	365	371	371	372	7	2%
Roads and Freeways	1,079	1,079	1,079	1,079	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,003	1,004	1,004	1,004	1	0%
Vacant Developable Acres	51	30	13	4	-47	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	5	3	2	-3	-62%
Multiple Family	3	3	2	0	-3	-100%
Mixed Use	2	2	1	0	-2	-100%
Industrial	7	0	0	0	-7	-100%
Commercial/Services	5	3	0	0	-5	-100%
Office	24	14	4	0	-24	-100%
Schools	2	1	0	0	-2	-100%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	60	60	60	60	0	0%
Employment Density ³	27.1	29.0	30.3	31.2	4.1	15%
Residential Density ⁴	9.7	10.1	10.7	11.9	2.2	22%

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