

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92055

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	34,031	39,513	39,487	39,338	5,307	16%
Household Population	17,233	22,715	22,689	22,540	5,307	31%
Group Quarters Population	16,798	16,798	16,798	16,798	0	0%
Civilian	0	0	0	0	0	0%
Military	16,798	16,798	16,798	16,798	0	0%
Total Housing Units	6,004	7,671	7,671	7,671	1,667	28%
Single Family	5,329	5,329	5,329	5,329	0	0%
Multiple Family	675	2,342	2,342	2,342	1,667	247%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,950	6,417	6,427	6,413	1,463	30%
Single Family	4,352	4,349	4,355	4,348	-4	0%
Multiple Family	598	2,068	2,072	2,065	1,467	245%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	17.6%	16.3%	16.2%	16.4%	-1.2	-7%
Single Family	18.3%	18.4%	18.3%	18.4%	0.1	1%
Multiple Family	11.4%	11.7%	11.5%	11.8%	0.4	4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.48	3.54	3.53	3.51	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	155	104	70	69	6900%
\$15,000-\$29,999	1,196	1,012	829	671	-525	-44%
\$30,000-\$44,999	282	1,405	1,227	1,043	761	270%
\$45,000-\$59,999	1,240	1,352	1,294	1,210	-30	-2%
\$60,000-\$74,999	974	995	1,071	1,100	126	13%
\$75,000-\$99,999	810	941	1,110	1,239	429	53%
\$100,000-\$124,999	310	359	485	624	314	101%
\$125,000-\$149,999	90	129	189	270	180	200%
\$150,000-\$199,999	45	62	104	158	113	251%
\$200,000 or more	2	7	14	28	26	1300%
Total Households	4,950	6,417	6,427	6,413	1,463	30%
Median Household Income						
Adjusted for inflation (\$2010)	\$57,048	\$52,062	\$57,212	\$62,898	\$5,850	10%

*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.

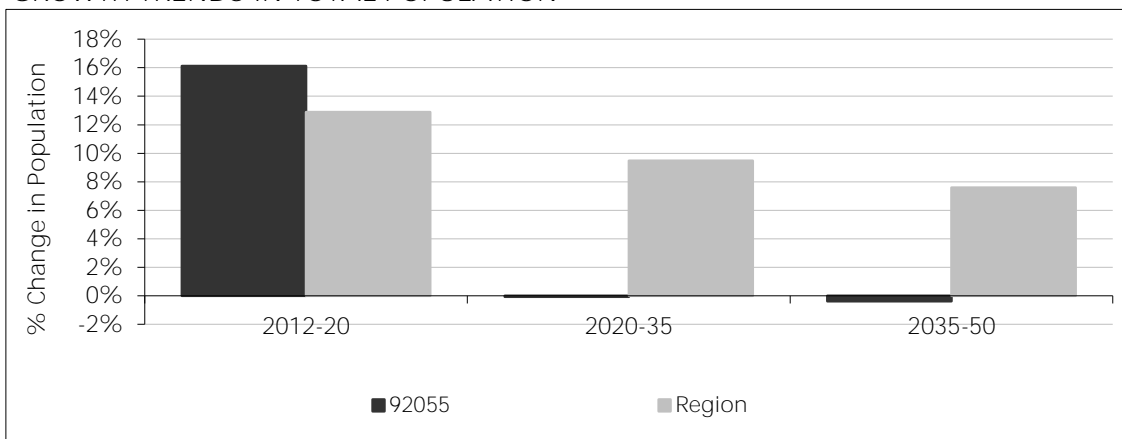
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	34,031	39,513	39,487	39,338	5,307	16%
Under 5	3,429	3,924	3,915	3,900	471	14%
5 to 9	2,390	2,854	2,859	2,849	459	19%
10 to 14	1,318	1,516	1,516	1,506	188	14%
15 to 17	398	457	453	451	53	13%
18 to 19	3,528	4,082	4,074	4,057	529	15%
20 to 24	14,405	16,668	16,665	16,607	2,202	15%
25 to 29	4,447	5,207	5,206	5,192	745	17%
30 to 34	1,910	2,249	2,248	2,241	331	17%
35 to 39	1,207	1,397	1,389	1,379	172	14%
40 to 44	449	548	550	544	95	21%
45 to 49	244	274	274	273	29	12%
50 to 54	120	142	143	144	24	20%
55 to 59	57	59	59	59	2	4%
60 to 61	22	23	23	23	1	5%
62 to 64	39	41	41	41	2	5%
65 to 69	32	36	36	36	4	13%
70 to 74	12	12	12	12	0	0%
75 to 79	14	14	14	14	0	0%
80 to 84	7	7	7	7	0	0%
85 and over	3	3	3	3	0	0%
Median Age	22.1	22.1	22.1	22.1	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	34,031	39,513	39,487	39,338	5,307	16%
Hispanic	7,291	8,439	8,437	8,404	1,113	15%
Non-Hispanic	26,740	31,074	31,050	30,934	4,194	16%
White	20,792	24,138	24,118	24,031	3,239	16%
Black	2,594	3,015	3,013	3,000	406	16%
American Indian	481	533	533	532	51	11%
Asian	1,104	1,277	1,277	1,276	172	16%
Hawaiian / Pacific Islander	351	418	419	416	65	19%
Other	125	145	145	144	19	15%
Two or More Races	1,293	1,548	1,545	1,535	242	19%

GROWTH TRENDS IN TOTAL POPULATION



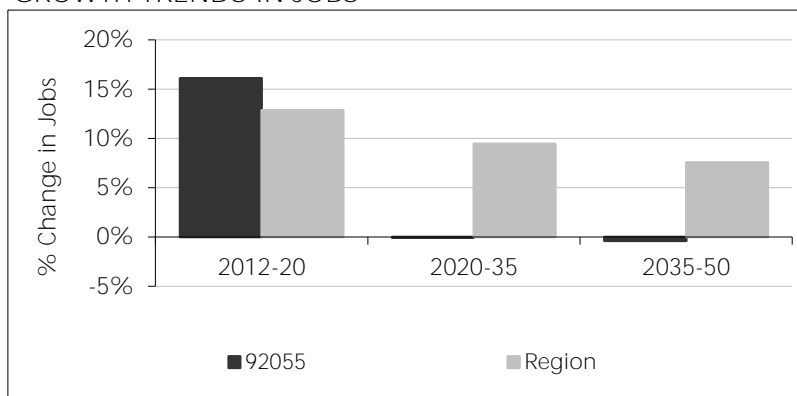
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	55,983	55,983	55,983	55,983	0	0%
Civilian Jobs	11,659	11,659	11,659	11,659	0	0%
Military Jobs	44,324	44,324	44,324	44,324	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	133,797	133,797	133,797	133,797	0	0%
Developed Acres	130,615	130,615	130,615	130,615	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,062	1,062	1,062	1,062	0	0%
Multiple Family	706	1,070	1,070	1,070	364	52%
Mobile Homes	0	0	0	0	0	0%
Other Residential	52	52	52	52	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	615	415	415	415	-200	-33%
Commercial/Services	348	348	348	348	0	0%
Office	43	43	43	43	0	0%
Schools	50	50	50	50	0	0%
Roads and Freeways	761	961	961	961	200	26%
Agricultural and Extractive ²	718	354	354	354	-364	-51%
Parks and Military Use	126,260	126,260	126,260	126,260	0	0%
Vacant Developable Acres	835	835	835	835	0	0%
Low Density Single Family	641	641	641	641	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
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	194	194	194	194	0	0%
Constrained Acres	2,346	2,346	2,346	2,346	0	0%
Employment Density ³	11.0	13.6	13.6	13.6	2.6	23%
Residential Density ⁴	3.3	3.5	3.5	3.5	0.2	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