

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92027

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,333	56,857	58,513	59,126	4,793	9%
Household Population	53,853	56,435	57,977	58,504	4,651	9%
Group Quarters Population	480	422	536	622	142	30%
Civilian	480	422	536	622	142	30%
Military	0	0	0	0	0	0%
Total Housing Units	17,212	17,775	18,198	18,494	1,282	7%
Single Family	11,070	11,633	12,042	12,259	1,189	11%
Multiple Family	4,470	4,470	4,484	4,563	93	2%
Mobile Homes	1,672	1,672	1,672	1,672	0	0%
Occupied Housing Units	16,434	16,932	17,459	17,722	1,288	8%
Single Family	10,769	11,271	11,754	11,950	1,181	11%
Multiple Family	4,144	4,135	4,188	4,290	146	4%
Mobile Homes	1,521	1,526	1,517	1,482	-39	-3%
Vacancy Rate	4.5%	4.7%	4.1%	4.2%	-0.3	-7%
Single Family	2.7%	3.1%	2.4%	2.5%	-0.2	-7%
Multiple Family	7.3%	7.5%	6.6%	6.0%	-1.3	-18%
Mobile Homes	9.0%	8.7%	9.3%	11.4%	2.4	27%
Persons per Household	3.28	3.33	3.32	3.30	0.0	1%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

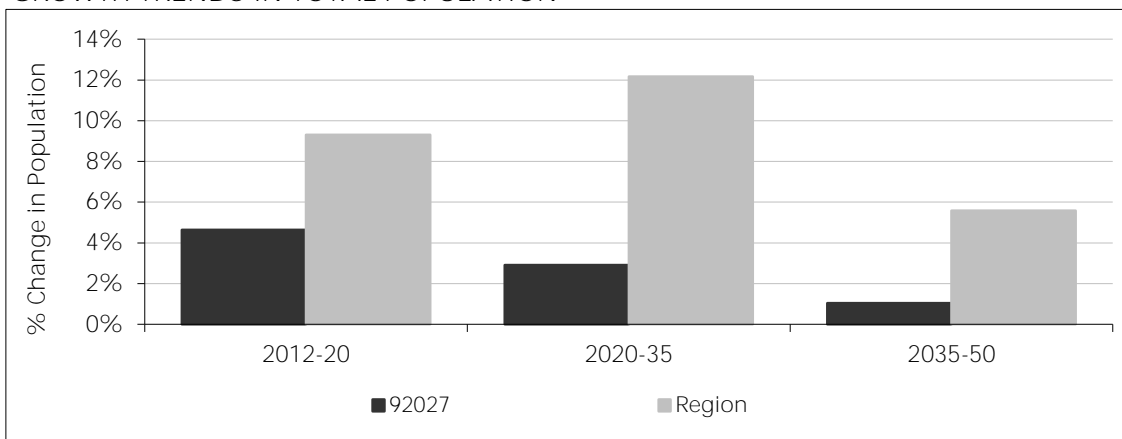
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,333	56,857	58,513	59,126	4,793	9%
Under 5	4,123	4,902	4,695	4,676	553	13%
5 to 9	3,995	4,204	4,267	4,404	409	10%
10 to 14	4,349	4,111	4,288	4,492	143	3%
15 to 17	2,804	2,453	2,515	2,609	-195	-7%
18 to 19	1,811	1,426	1,479	1,537	-274	-15%
20 to 24	4,063	4,082	3,727	3,894	-169	-4%
25 to 29	3,968	4,305	3,834	3,984	16	0%
30 to 34	3,687	3,786	3,939	3,916	229	6%
35 to 39	3,368	3,856	4,163	3,724	356	11%
40 to 44	3,570	3,336	4,270	3,768	198	6%
45 to 49	3,773	3,487	3,809	3,918	145	4%
50 to 54	3,688	3,398	3,434	3,689	1	0%
55 to 59	3,212	3,552	2,880	3,529	317	10%
60 to 61	1,029	1,232	1,012	1,139	110	11%
62 to 64	1,379	1,747	1,476	1,562	183	13%
65 to 69	1,779	2,474	2,435	2,358	579	33%
70 to 74	1,203	1,882	2,197	1,814	611	51%
75 to 79	973	1,155	1,790	1,478	505	52%
80 to 84	734	689	1,172	1,049	315	43%
85 and over	825	780	1,131	1,586	761	92%
Median Age	32.8	33.9	35.6	35.1	2.3	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,333	56,857	58,513	59,126	4,793	9%
Hispanic	27,206	30,409	37,575	43,849	16,643	61%
Non-Hispanic	27,127	26,448	20,938	15,277	-11,850	-44%
White	21,422	20,133	13,222	6,715	-14,707	-69%
Black	933	1,107	1,358	1,648	715	77%
American Indian	195	148	127	99	-96	-49%
Asian	3,301	3,694	4,543	4,912	1,611	49%
Hawaiian / Pacific Islander	135	171	264	340	205	152%
Other	71	82	82	74	3	4%
Two or More Races	1,070	1,113	1,342	1,489	419	39%

GROWTH TRENDS IN TOTAL POPULATION



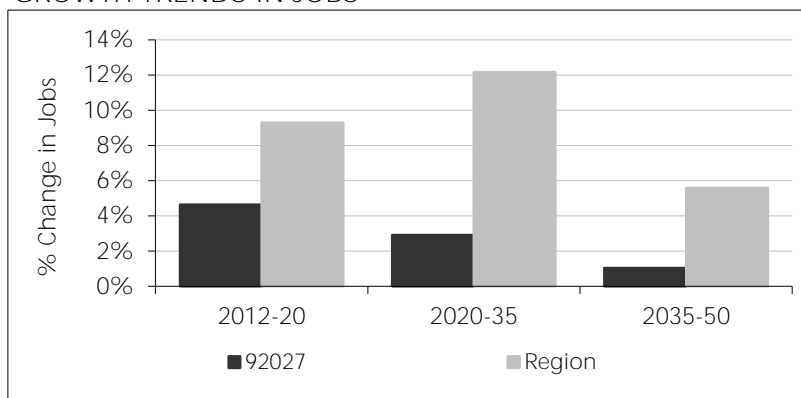
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,433	6,505	6,809	6,813	380	6%
Civilian Jobs	6,433	6,505	6,809	6,813	380	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	56,486	56,486	56,486	56,486	0	0%
Developed Acres	21,061	22,751	26,109	27,972	6,911	33%
Low Density Single Family	2,775	4,372	7,708	9,527	6,751	243%
Single Family	2,429	2,469	2,564	2,611	182	8%
Multiple Family	179	179	180	184	5	3%
Mobile Homes	297	297	297	297	0	0%
Other Residential	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	52	52	54	54	2	5%
Commercial/Services	1,182	1,260	1,265	1,299	117	10%
Office	0	0	1	1	1	--
Schools	183	184	188	188	5	3%
Roads and Freeways	1,084	1,084	1,084	1,084	0	0%
Agricultural and Extractive ²	9,852	9,825	9,740	9,698	-153	-2%
Parks and Military Use	3,020	3,020	3,020	3,020	1	0%
Vacant Developable Acres	23,941	22,250	18,893	17,030	-6,911	-29%
Low Density Single Family	23,712	22,110	18,809	16,991	-6,722	-28%
Single Family	144	126	81	38	-106	-74%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	5	5	1	0	-5	-100%
Commercial/Services	72	4	0	0	-72	-100%
Office	1	1	0	0	-1	-100%
Schools	4	4	0	0	-4	-100%
Parks and Other	2	1	1	1	-2	-74%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	11,484	11,484	11,484	11,484	0	0%
Employment Density ³	4.5	4.3	4.5	4.4	-0.1	-3%
Residential Density ⁴	3.0	2.4	1.7	1.5	-1.6	-52%

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