

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92083

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	37,469	38,681	49,166	57,508	20,039	53%
Household Population	36,889	38,158	48,496	56,722	19,833	54%
Group Quarters Population	580	523	670	786	206	36%
Civilian	580	523	670	786	206	36%
Military	0	0	0	0	0	0%
Total Housing Units	10,896	11,137	14,264	16,910	6,014	55%
Single Family	5,680	5,952	6,369	6,452	772	14%
Multiple Family	4,384	4,381	7,122	9,685	5,301	121%
Mobile Homes	832	804	773	773	-59	-7%
Occupied Housing Units	10,458	10,700	13,792	16,256	5,798	55%
Single Family	5,547	5,800	6,226	6,282	735	13%
Multiple Family	4,119	4,145	6,848	9,272	5,153	125%
Mobile Homes	792	755	718	702	-90	-11%
Vacancy Rate	4.0%	3.9%	3.3%	3.9%	-0.1	-3%
Single Family	2.3%	2.6%	2.2%	2.6%	0.3	13%
Multiple Family	6.0%	5.4%	3.8%	4.3%	-1.7	-28%
Mobile Homes	4.8%	6.1%	7.1%	9.2%	4.4	92%
Persons per Household	3.53	3.57	3.52	3.49	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	570	733	787	750	180	32%
\$15,000-\$29,999	1,334	1,608	1,757	1,854	520	39%
\$30,000-\$44,999	1,971	1,830	2,269	2,217	246	12%
\$45,000-\$59,999	1,636	1,614	1,899	2,286	650	40%
\$60,000-\$74,999	1,274	1,287	1,736	2,112	838	66%
\$75,000-\$99,999	1,555	1,557	2,133	2,577	1,022	66%
\$100,000-\$124,999	869	936	1,318	1,638	769	88%
\$125,000-\$149,999	447	519	818	1,114	667	149%
\$150,000-\$199,999	553	364	658	1,046	493	89%
\$200,000 or more	249	252	417	662	413	166%
Total Households	10,458	10,700	13,792	16,256	5,798	55%
Median Household Income						
Adjusted for inflation (\$2010)	\$57,414	\$55,957	\$61,590	\$67,251	\$9,837	17%

*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.

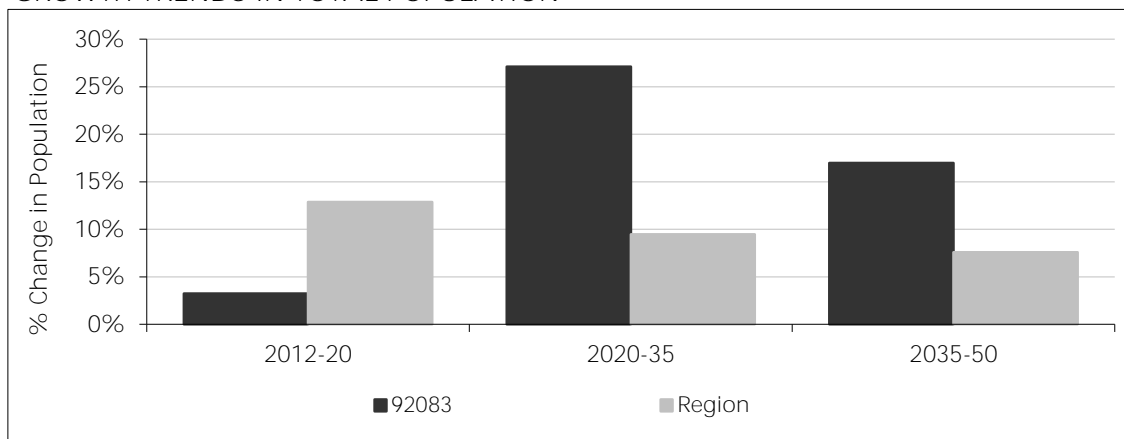
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	37,469	38,681	49,166	57,508	20,039	53%
Under 5	2,986	3,561	4,260	4,549	1,563	52%
5 to 9	2,824	3,024	3,805	4,388	1,564	55%
10 to 14	2,794	2,629	3,293	3,874	1,080	39%
15 to 17	1,684	1,504	1,880	2,189	505	30%
18 to 19	1,218	1,024	1,202	1,446	228	19%
20 to 24	3,315	3,225	3,474	4,114	799	24%
25 to 29	3,467	3,631	3,957	4,533	1,066	31%
30 to 34	2,839	2,844	3,668	4,012	1,173	41%
35 to 39	2,487	2,625	3,540	3,749	1,262	51%
40 to 44	2,559	2,274	3,621	3,608	1,049	41%
45 to 49	2,547	2,389	3,096	3,650	1,103	43%
50 to 54	2,411	2,298	2,848	3,434	1,023	42%
55 to 59	2,015	2,186	2,277	3,370	1,355	67%
60 to 61	587	770	787	1,129	542	92%
62 to 64	757	1,013	1,064	1,364	607	80%
65 to 69	909	1,209	1,679	2,079	1,170	129%
70 to 74	663	962	1,575	1,716	1,053	159%
75 to 79	505	600	1,329	1,414	909	180%
80 to 84	398	386	900	1,191	793	199%
85 and over	504	527	911	1,699	1,195	237%
Median Age	30.8	31.3	33.7	34.6	3.8	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	37,469	38,681	49,166	57,508	20,039	53%
Hispanic	21,560	24,219	34,356	43,145	21,585	100%
Non-Hispanic	15,909	14,462	14,810	14,363	-1,546	-10%
White	12,389	10,912	10,019	8,567	-3,822	-31%
Black	917	906	957	913	-4	0%
American Indian	118	134	116	137	19	16%
Asian	1,247	1,303	2,103	2,708	1,461	117%
Hawaiian / Pacific Islander	310	285	354	424	114	37%
Other	67	55	68	76	9	13%
Two or More Races	861	867	1,193	1,538	677	79%

GROWTH TRENDS IN TOTAL POPULATION



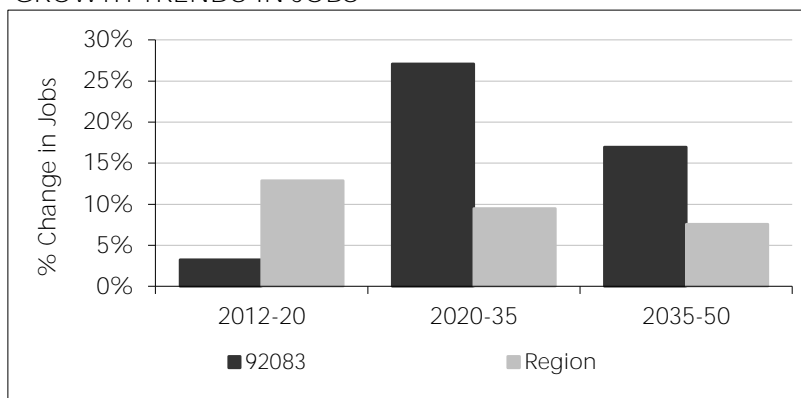
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,896	12,343	14,522	14,663	4,767	48%
Civilian Jobs	9,896	12,343	14,522	14,663	4,767	48%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,587	3,587	3,587	3,587	0	0%
Developed Acres	3,281	3,393	3,479	3,518	237	7%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,413	1,472	1,508	1,520	107	8%
Multiple Family	243	228	244	279	35	14%
Mobile Homes	92	87	65	65	-27	-29%
Other Residential	19	19	19	19	0	0%
Mixed Use	0	74	158	167	167	--
Industrial	173	118	121	122	-50	-29%
Commercial/Services	349	341	310	300	-49	-14%
Office	23	26	27	28	5	22%
Schools	141	141	141	141	0	0%
Roads and Freeways	618	676	676	676	58	9%
Agricultural and Extractive ²	9	9	9	0	-9	-100%
Parks and Military Use	202	202	202	202	1	0%
Vacant Developable Acres	271	159	73	34	-237	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	162	78	46	34	-128	-79%
Multiple Family	42	41	23	0	-42	-100%
Mixed Use	23	15	0	0	-23	-100%
Industrial	13	8	1	0	-13	-100%
Commercial/Services	26	14	2	0	-26	-100%
Office	5	3	1	0	-5	-100%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	35	35	35	35	0	0%
Employment Density ³	14.4	18.6	21.4	21.8	7.3	51%
Residential Density ⁴	6.2	6.0	7.4	8.6	2.4	39%

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