

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92130

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,105	64,848	65,542	65,139	14,034	27%
Household Population	51,105	64,848	65,542	65,139	14,034	27%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	18,952	23,137	23,183	23,213	4,261	22%
Single Family	11,413	14,494	14,524	14,554	3,141	28%
Multiple Family	7,539	8,643	8,659	8,659	1,120	15%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	18,303	22,419	22,610	22,536	4,233	23%
Single Family	11,152	14,188	14,305	14,260	3,108	28%
Multiple Family	7,151	8,231	8,305	8,276	1,125	16%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	3.1%	2.5%	2.9%	-0.5	-15%
Single Family	2.3%	2.1%	1.5%	2.0%	-0.3	-13%
Multiple Family	5.1%	4.8%	4.1%	4.4%	-0.7	-14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.79	2.89	2.90	2.89	0.1	4%

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	680	644	540	449	-231	-34%
\$15,000-\$29,999	580	738	625	522	-58	-10%
\$30,000-\$44,999	1,029	984	841	710	-319	-31%
\$45,000-\$59,999	886	1,156	1,003	863	-23	-3%
\$60,000-\$74,999	1,465	1,265	1,128	983	-482	-33%
\$75,000-\$99,999	2,212	2,253	2,044	1,812	-400	-18%
\$100,000-\$124,999	1,724	2,250	2,097	1,924	200	12%
\$125,000-\$149,999	1,708	2,167	2,069	1,927	219	13%
\$150,000-\$199,999	2,654	3,700	3,713	3,634	980	37%
\$200,000 or more	5,365	7,262	8,550	9,712	4,347	81%
Total Households	18,303	22,419	22,610	22,536	4,233	23%
Median Household Income						
Adjusted for inflation (\$2010)	\$133,424	\$147,145	\$162,901	\$178,591	\$45,167	34%

*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.

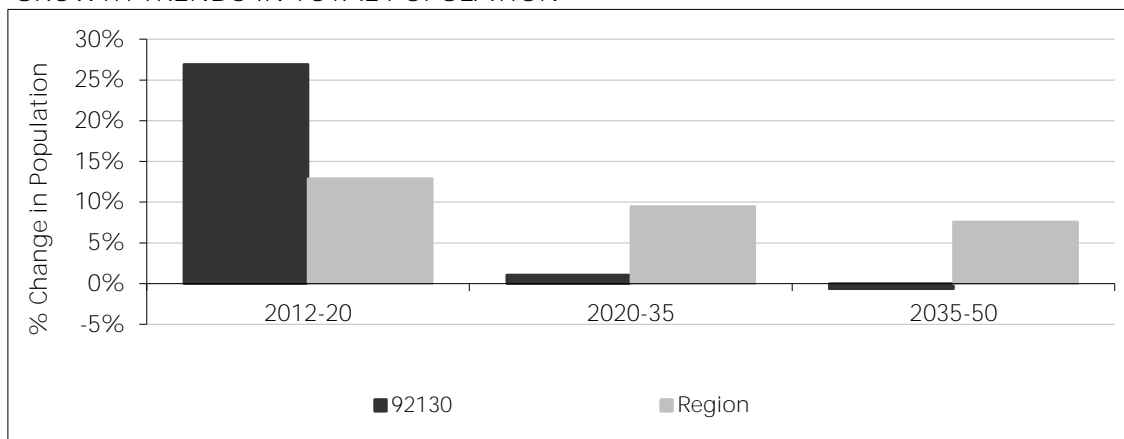
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,105	64,848	65,542	65,139	14,034	27%
Under 5	3,068	4,557	4,032	4,498	1,430	47%
5 to 9	4,198	5,990	5,687	6,199	2,001	48%
10 to 14	5,101	6,012	6,724	6,603	1,502	29%
15 to 17	3,005	3,214	3,888	3,473	468	16%
18 to 19	1,895	1,490	1,670	1,330	-565	-30%
20 to 24	1,902	2,160	2,184	1,941	39	2%
25 to 29	1,824	2,229	1,843	1,995	171	9%
30 to 34	2,754	3,378	2,749	3,267	513	19%
35 to 39	3,622	5,143	4,425	4,825	1,203	33%
40 to 44	4,996	5,908	6,467	5,641	645	13%
45 to 49	5,228	5,940	6,540	5,693	465	9%
50 to 54	4,515	4,921	5,469	4,819	304	7%
55 to 59	3,429	4,361	3,638	3,841	412	12%
60 to 61	1,046	1,604	1,205	1,324	278	27%
62 to 64	1,235	1,853	1,510	1,645	410	33%
65 to 69	1,430	2,618	2,341	2,652	1,222	85%
70 to 74	754	1,694	2,045	1,974	1,220	162%
75 to 79	483	845	1,449	1,370	887	184%
80 to 84	354	506	991	972	618	175%
85 and over	266	425	685	1,077	811	305%
Median Age	37.5	38.3	39.5	38.4	0.9	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,105	64,848	65,542	65,139	14,034	27%
Hispanic	3,975	5,929	7,006	8,335	4,360	110%
Non-Hispanic	47,130	58,919	58,536	56,804	9,674	21%
White	31,559	37,626	30,961	23,670	-7,889	-25%
Black	402	500	469	470	68	17%
American Indian	79	201	380	403	324	410%
Asian	13,108	17,587	22,345	26,509	13,401	102%
Hawaiian / Pacific Islander	55	121	241	353	298	542%
Other	133	237	365	422	289	217%
Two or More Races	1,794	2,647	3,775	4,977	3,183	177%

GROWTH TRENDS IN TOTAL POPULATION



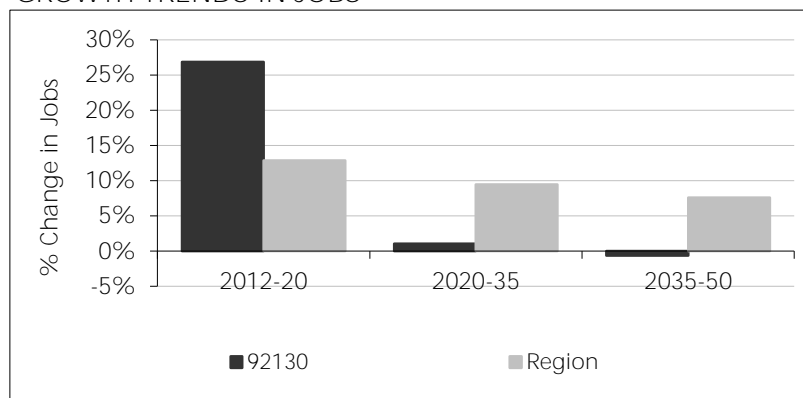
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	20,599	23,121	24,418	25,441	4,842	24%
Civilian Jobs	20,599	23,121	24,418	25,441	4,842	24%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	12,015	12,015	12,015	12,015	0	0%
Developed Acres	8,366	9,209	9,268	9,318	952	11%
Low Density Single Family	161	162	174	190	29	18%
Single Family	2,179	2,859	2,865	2,868	688	32%
Multiple Family	377	428	431	431	54	14%
Mobile Homes	0	0	0	0	0	0%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	37	37	37	37	--
Industrial	73	79	87	87	14	19%
Commercial/Services	722	725	726	726	4	1%
Office	184	204	217	230	46	25%
Schools	272	286	300	313	41	15%
Roads and Freeways	1,525	1,525	1,525	1,525	0	0%
Agricultural and Extractive ²	138	130	126	126	-13	-9%
Parks and Military Use	2,729	2,770	2,777	2,782	53	2%
Vacant Developable Acres	960	117	58	8	-952	-99%
Low Density Single Family	30	29	17	0	-29	-99%
Single Family	682	9	4	1	-681	-100%
Multiple Family	52	3	0	0	-52	-100%
Mixed Use	37	0	0	0	-37	-100%
Industrial	10	4	0	0	-10	-100%
Commercial/Services	17	6	2	0	-17	-100%
Office	45	25	13	0	-45	-100%
Schools	29	22	11	0	-29	-100%
Parks and Other	53	12	5	0	-53	-100%
Future Roads and Freeways	6	6	6	6	0	0%
Constrained Acres	2,689	2,689	2,689	2,689	0	0%
Employment Density ³	16.5	17.6	18.1	18.5	2.1	12%
Residential Density ⁴	7.0	6.7	6.6	6.6	-0.4	-5%

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