

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92011

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	22,767	24,207	25,262	25,160	2,393	11%
Household Population	22,756	24,205	25,255	25,147	2,391	11%
Group Quarters Population	11	2	7	13	2	18%
Civilian	11	2	7	13	2	18%
Military	0	0	0	0	0	0%
Total Housing Units	10,085	10,505	10,752	10,759	674	7%
Single Family	7,472	7,722	7,962	7,962	490	7%
Multiple Family	1,956	2,126	2,133	2,140	184	9%
Mobile Homes	657	657	657	657	0	0%
Occupied Housing Units	9,197	9,551	9,937	9,908	711	8%
Single Family	6,884	7,078	7,450	7,434	550	8%
Multiple Family	1,833	1,991	2,009	2,007	174	9%
Mobile Homes	480	482	478	467	-13	-3%
Vacancy Rate	8.8%	9.1%	7.6%	7.9%	-0.9	-10%
Single Family	7.9%	8.3%	6.4%	6.6%	-1.3	-16%
Multiple Family	6.3%	6.3%	5.8%	6.2%	-0.1	-2%
Mobile Homes	26.9%	26.6%	27.2%	28.9%	2.0	7%
Persons per Household	2.47	2.53	2.54	2.54	0.1	3%

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	424	442	386	325	-99	-23%
\$15,000-\$29,999	546	529	467	396	-150	-27%
\$30,000-\$44,999	646	660	596	515	-131	-20%
\$45,000-\$59,999	848	734	679	598	-250	-29%
\$60,000-\$74,999	632	761	721	649	17	3%
\$75,000-\$99,999	1,271	1,235	1,207	1,119	-152	-12%
\$100,000-\$124,999	1,138	1,105	1,124	1,079	-59	-5%
\$125,000-\$149,999	920	931	983	977	57	6%
\$150,000-\$199,999	1,071	1,342	1,491	1,554	483	45%
\$200,000 or more	1,701	1,812	2,283	2,696	995	58%
Total Households	9,197	9,551	9,937	9,908	711	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$105,086	\$109,378	\$120,296	\$131,986	\$26,900	26%

*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.

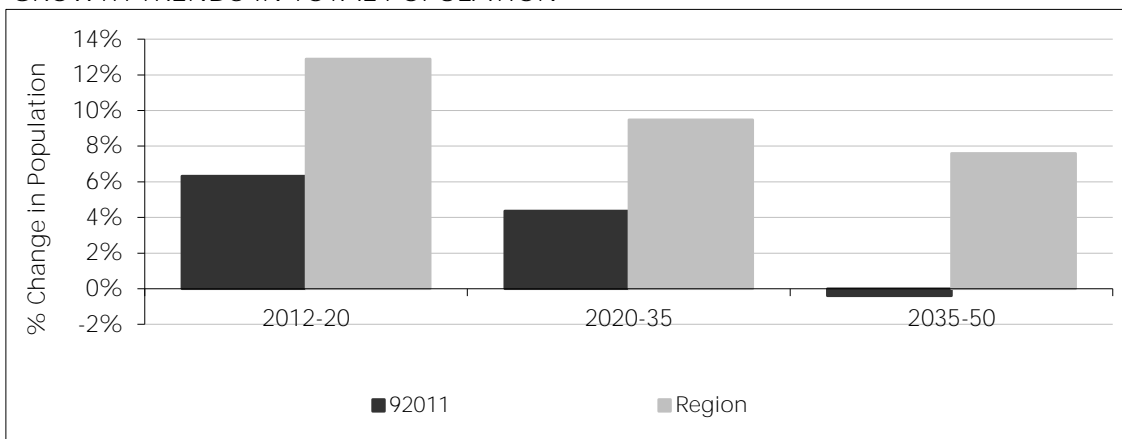
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	22,767	24,207	25,262	25,160	2,393	11%
Under 5	1,193	1,429	1,242	1,459	266	22%
5 to 9	1,469	1,702	1,558	1,793	324	22%
10 to 14	1,816	1,752	1,877	1,799	-17	-1%
15 to 17	1,023	856	980	849	-174	-17%
18 to 19	659	412	444	314	-345	-52%
20 to 24	773	761	741	604	-169	-22%
25 to 29	873	888	744	808	-65	-7%
30 to 34	1,048	1,123	902	1,085	37	4%
35 to 39	1,284	1,538	1,348	1,466	182	14%
40 to 44	1,803	1,720	1,849	1,593	-210	-12%
45 to 49	1,954	1,695	1,915	1,565	-389	-20%
50 to 54	1,971	1,594	1,826	1,509	-462	-23%
55 to 59	1,682	1,666	1,321	1,497	-185	-11%
60 to 61	575	715	517	566	-9	-2%
62 to 64	829	1,025	750	899	70	8%
65 to 69	1,221	1,796	1,585	1,807	586	48%
70 to 74	825	1,446	1,730	1,474	649	79%
75 to 79	653	920	1,686	1,351	698	107%
80 to 84	556	543	1,166	1,039	483	87%
85 and over	560	626	1,081	1,683	1,123	201%
Median Age	43.5	44.8	47.5	47.6	4.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	22,767	24,207	25,262	25,160	2,393	11%
Hispanic	2,513	2,970	3,345	3,569	1,056	42%
Non-Hispanic	20,254	21,237	21,917	21,591	1,337	7%
White	17,172	17,863	17,842	17,256	84	0%
Black	246	246	205	155	-91	-37%
American Indian	45	43	30	20	-25	-56%
Asian	1,967	2,171	2,795	3,050	1,083	55%
Hawaiian / Pacific Islander	37	38	45	42	5	14%
Other	74	55	23	19	-55	-74%
Two or More Races	713	821	977	1,049	336	47%

GROWTH TRENDS IN TOTAL POPULATION



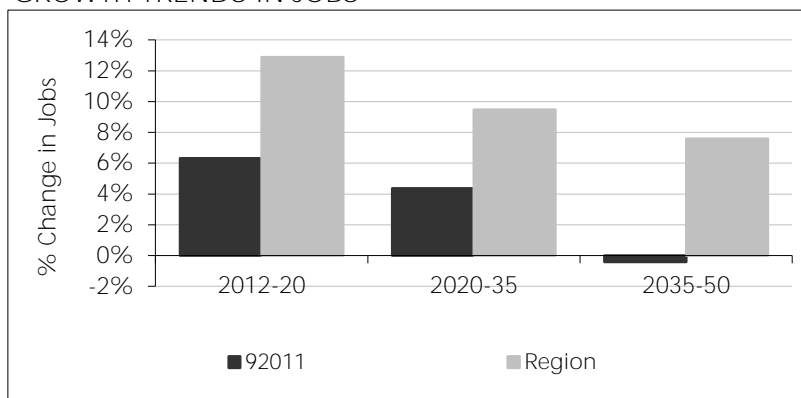
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	13,757	14,996	16,379	16,669	2,912	21%
Civilian Jobs	13,757	14,996	16,379	16,669	2,912	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,595	4,595	4,595	4,595	0	0%
Developed Acres	3,125	3,219	3,315	3,327	202	6%
Low Density Single Family	1	1	1	1	0	0%
Single Family	1,132	1,175	1,254	1,254	122	11%
Multiple Family	130	138	138	138	8	6%
Mobile Homes	77	77	77	77	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	7	9	9	9	--
Industrial	425	378	406	413	-13	-3%
Commercial/Services	271	306	325	330	58	21%
Office	48	48	48	49	1	2%
Schools	53	53	53	53	0	0%
Roads and Freeways	829	883	883	883	54	7%
Agricultural and Extractive ²	38	31	0	0	-38	-100%
Parks and Military Use	121	121	121	121	0	0%
Vacant Developable Acres	202	112	16	4	-198	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	85	49	0	0	-85	-100%
Multiple Family	8	0	0	0	-8	-100%
Mixed Use	4	1	0	0	-4	-97%
Industrial	44	37	9	2	-42	-95%
Commercial/Services	60	25	6	2	-58	-97%
Office	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,264	1,264	1,264	1,264	0	0%
Employment Density ³	17.2	19.0	19.6	19.7	2.4	14%
Residential Density ⁴	7.5	7.5	7.3	7.3	-0.2	-3%

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