

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92119

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,321	23,823	24,404	24,328	1,007	4%
Household Population	23,251	23,772	24,310	24,210	959	4%
Group Quarters Population	70	51	94	118	48	69%
Civilian	70	51	94	118	48	69%
Military	0	0	0	0	0	0%
Total Housing Units	9,773	9,773	9,894	9,906	133	1%
Single Family	7,525	7,525	7,548	7,560	35	0%
Multiple Family	2,248	2,248	2,346	2,346	98	4%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	9,597	9,590	9,749	9,724	127	1%
Single Family	7,420	7,409	7,468	7,454	34	0%
Multiple Family	2,177	2,181	2,281	2,270	93	4%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.8%	1.9%	1.5%	1.8%	0.0	0%
Single Family	1.4%	1.5%	1.1%	1.4%	0.0	0%
Multiple Family	3.2%	3.0%	2.8%	3.2%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.42	2.48	2.49	2.49	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	678	695	587	499	-179	-26%
\$15,000-\$29,999	836	849	745	637	-199	-24%
\$30,000-\$44,999	936	951	876	787	-149	-16%
\$45,000-\$59,999	869	961	897	839	-30	-3%
\$60,000-\$74,999	1,004	976	946	828	-176	-18%
\$75,000-\$99,999	1,546	1,364	1,354	1,345	-201	-13%
\$100,000-\$124,999	963	1,043	1,114	1,139	176	18%
\$125,000-\$149,999	784	819	866	886	102	13%
\$150,000-\$199,999	953	984	1,141	1,253	300	31%
\$200,000 or more	1,028	948	1,223	1,511	483	47%
Total Households	9,597	9,590	9,749	9,724	127	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$82,689	\$81,653	\$90,205	\$98,643	\$15,954	19%

*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.

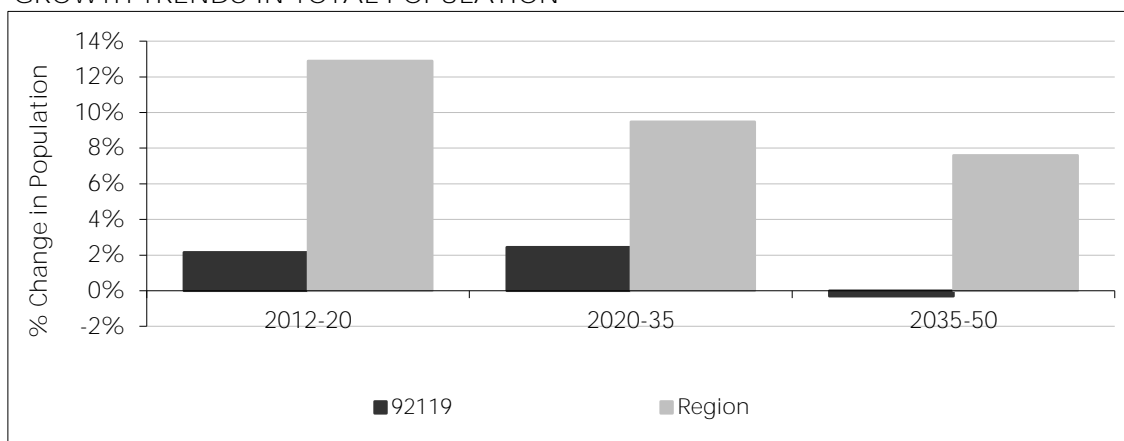
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,321	23,823	24,404	24,328	1,007	4%
Under 5	1,139	1,305	1,056	1,196	57	5%
5 to 9	1,162	1,224	1,099	1,179	17	1%
10 to 14	1,266	1,187	1,191	1,145	-121	-10%
15 to 17	857	687	779	701	-156	-18%
18 to 19	569	369	391	295	-274	-48%
20 to 24	1,314	1,152	1,102	942	-372	-28%
25 to 29	1,536	1,333	1,037	1,129	-407	-26%
30 to 34	1,259	1,191	886	1,073	-186	-15%
35 to 39	1,290	1,483	1,224	1,280	-10	-1%
40 to 44	1,589	1,417	1,547	1,312	-277	-17%
45 to 49	1,616	1,330	1,468	1,263	-353	-22%
50 to 54	1,735	1,429	1,488	1,354	-381	-22%
55 to 59	1,684	1,690	1,340	1,543	-141	-8%
60 to 61	559	682	521	575	16	3%
62 to 64	875	1,073	857	1,019	144	16%
65 to 69	1,210	1,708	1,489	1,661	451	37%
70 to 74	1,035	1,679	1,986	1,657	622	60%
75 to 79	1,040	1,308	2,262	1,787	747	72%
80 to 84	803	812	1,526	1,472	669	83%
85 and over	783	764	1,155	1,745	962	123%
Median Age	44.0	47.1	51.4	52.4	8.4	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,321	23,823	24,404	24,328	1,007	4%
Hispanic	3,387	4,042	4,832	5,621	2,234	66%
Non-Hispanic	19,934	19,781	19,572	18,707	-1,227	-6%
White	16,788	16,439	15,344	13,945	-2,843	-17%
Black	780	841	985	1,077	297	38%
American Indian	77	79	77	74	-3	-4%
Asian	1,299	1,372	1,846	2,088	789	61%
Hawaiian / Pacific Islander	109	130	197	244	135	124%
Other	53	57	54	62	9	17%
Two or More Races	828	863	1,069	1,217	389	47%

GROWTH TRENDS IN TOTAL POPULATION



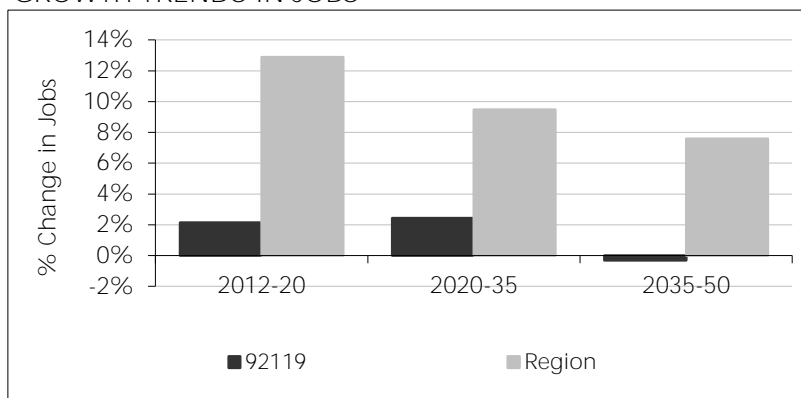
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,731	2,799	2,857	2,857	126	5%
Civilian Jobs	2,731	2,799	2,857	2,857	126	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,707	3,707	3,707	3,707	0	0%
Developed Acres	3,317	3,318	3,321	3,322	5	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,268	1,268	1,271	1,272	4	0%
Multiple Family	83	83	83	83	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	211	212	212	212	1	0%
Office	6	6	7	7	0	1%
Schools	83	83	83	83	0	0%
Roads and Freeways	526	526	526	526	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,136	1,136	1,136	1,136	0	0%
Vacant Developable Acres	5	4	2	0	-5	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	2	0	-4	-98%
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	1	0	0	0	-1	-100%
Office	0	0	0	0	0	-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	385	385	385	385	0	0%
Employment Density ³	9.0	9.2	9.4	9.4	0.4	4%
Residential Density ⁴	7.2	7.2	7.3	7.3	0.1	1%

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