

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92020

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	59,026	60,576	67,599	73,582	14,556	25%
Household Population	57,639	59,276	66,144	72,022	14,383	25%
Group Quarters Population	1,387	1,300	1,455	1,560	173	12%
Civilian	1,387	1,300	1,455	1,560	173	12%
Military	0	0	0	0	0	0%
Total Housing Units	21,214	21,330	23,714	26,150	4,936	23%
Single Family	9,615	9,699	9,889	9,651	36	0%
Multiple Family	11,029	11,061	13,255	15,929	4,900	44%
Mobile Homes	570	570	570	570	0	0%
Occupied Housing Units	20,526	20,644	23,064	25,224	4,698	23%
Single Family	9,357	9,422	9,663	9,362	5	0%
Multiple Family	10,609	10,662	12,842	15,308	4,699	44%
Mobile Homes	560	560	559	554	-6	-1%
Vacancy Rate	3.2%	3.2%	2.7%	3.5%	0.3	9%
Single Family	2.7%	2.9%	2.3%	3.0%	0.3	11%
Multiple Family	3.8%	3.6%	3.1%	3.9%	0.1	3%
Mobile Homes	1.8%	1.8%	1.9%	2.8%	1.0	56%
Persons per Household	2.81	2.87	2.87	2.86	0.0	2%

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	2,426	2,086	1,946	1,831	-595	-25%
\$15,000-\$29,999	3,405	3,140	3,234	3,260	-145	-4%
\$30,000-\$44,999	3,356	3,127	3,326	3,445	89	3%
\$45,000-\$59,999	2,389	2,736	3,039	3,155	766	32%
\$60,000-\$74,999	2,050	2,105	2,382	2,770	720	35%
\$75,000-\$99,999	1,908	2,530	2,995	3,343	1,435	75%
\$100,000-\$124,999	1,638	1,616	1,927	2,227	589	36%
\$125,000-\$149,999	935	1,075	1,298	1,543	608	65%
\$150,000-\$199,999	1,188	1,175	1,512	1,837	649	55%
\$200,000 or more	1,231	1,054	1,405	1,813	582	47%
Total Households	20,526	20,644	23,064	25,224	4,698	23%
Median Household Income						
Adjusted for inflation (\$2010)	\$51,756	\$55,795	\$59,936	\$64,987	\$13,231	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.

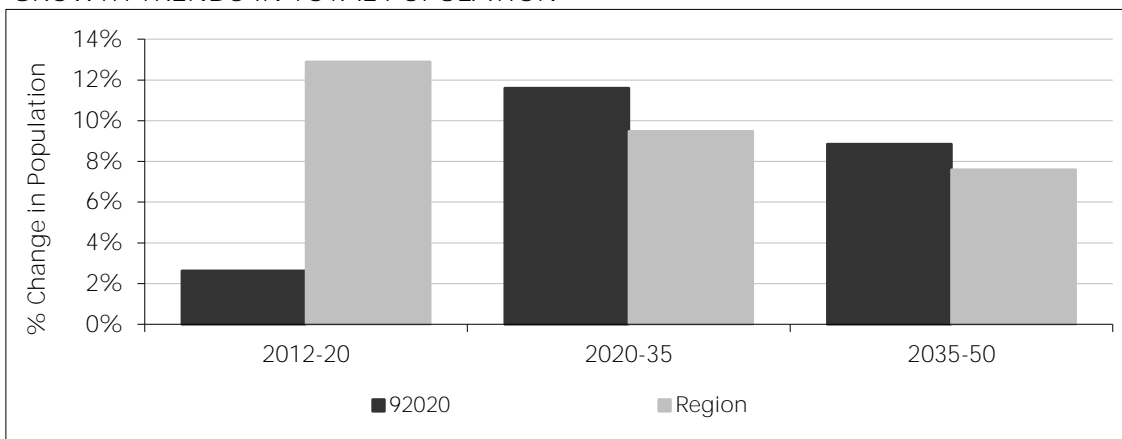
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	59,026	60,576	67,599	73,582	14,556	25%
Under 5	4,110	4,815	4,900	5,487	1,377	34%
5 to 9	3,973	4,241	4,551	5,071	1,098	28%
10 to 14	3,929	3,693	4,243	4,668	739	19%
15 to 17	2,607	2,162	2,532	2,571	-36	-1%
18 to 19	1,838	1,303	1,501	1,528	-310	-17%
20 to 24	4,450	4,206	4,420	4,637	187	4%
25 to 29	4,564	4,860	4,730	5,291	727	16%
30 to 34	4,095	4,223	4,421	4,989	894	22%
35 to 39	3,546	4,063	4,501	4,724	1,178	33%
40 to 44	3,725	3,498	4,514	4,361	636	17%
45 to 49	3,824	3,381	4,112	4,298	474	12%
50 to 54	4,119	3,517	4,071	4,531	412	10%
55 to 59	3,670	3,759	3,365	4,488	818	22%
60 to 61	1,173	1,399	1,165	1,414	241	21%
62 to 64	1,804	2,108	1,848	2,213	409	23%
65 to 69	2,241	2,956	2,975	3,440	1,199	54%
70 to 74	1,616	2,446	3,048	2,769	1,153	71%
75 to 79	1,389	1,719	2,831	2,377	988	71%
80 to 84	1,158	1,087	2,064	2,046	888	77%
85 and over	1,195	1,140	1,807	2,679	1,484	124%
Median Age	34.9	36.0	37.8	37.7	2.8	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	59,026	60,576	67,599	73,582	14,556	25%
Hispanic	16,300	19,581	27,432	35,824	19,524	120%
Non-Hispanic	42,726	40,995	40,167	37,758	-4,968	-12%
White	34,045	31,395	26,648	20,681	-13,364	-39%
Black	3,198	3,609	4,784	5,900	2,702	84%
American Indian	260	229	204	189	-71	-27%
Asian	2,067	2,458	4,168	5,662	3,595	174%
Hawaiian / Pacific Islander	311	374	527	710	399	128%
Other	139	131	162	178	39	28%
Two or More Races	2,706	2,799	3,674	4,438	1,732	64%

GROWTH TRENDS IN TOTAL POPULATION



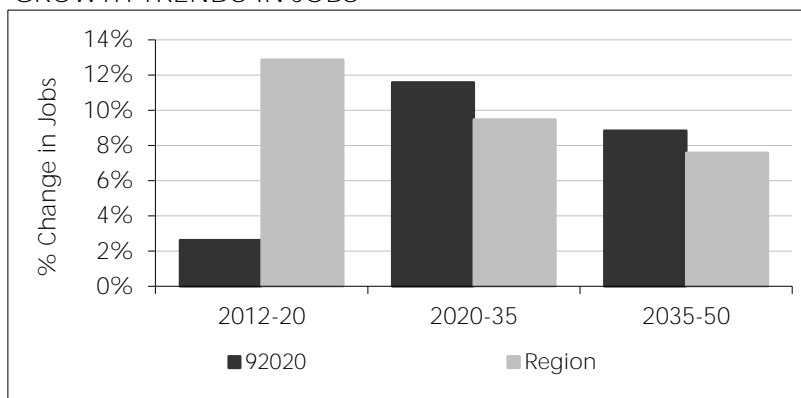
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	29,333	31,971	34,815	39,166	9,833	34%
Civilian Jobs	29,333	31,971	34,815	39,166	9,833	34%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,544	7,544	7,544	7,544	0	0%
Developed Acres	6,910	6,971	7,126	7,164	254	4%
Low Density Single Family	25	25	41	41	16	64%
Single Family	3,029	3,039	3,147	3,117	88	3%
Multiple Family	425	423	429	458	33	8%
Mobile Homes	52	52	52	52	0	0%
Other Residential	24	25	25	25	1	4%
Mixed Use	0	7	41	54	54	--
Industrial	1,067	1,085	1,096	1,111	43	4%
Commercial/Services	482	477	455	448	-33	-7%
Office	46	52	62	80	33	72%
Schools	248	250	254	254	6	3%
Roads and Freeways	1,383	1,409	1,409	1,409	26	2%
Agricultural and Extractive ²	33	33	7	7	-26	-79%
Parks and Military Use	96	96	108	108	11	12%
Vacant Developable Acres	289	227	72	35	-254	-88%
Low Density Single Family	18	18	2	2	-16	-87%
Single Family	125	112	23	22	-103	-82%
Multiple Family	7	7	6	2	-5	-74%
Mixed Use	5	5	4	4	-2	-29%
Industrial	108	62	33	3	-105	-97%
Commercial/Services	4	3	2	1	-3	-84%
Office	2	2	1	1	-1	-59%
Schools	6	5	0	0	-6	-100%
Parks and Other	13	13	0	0	-13	-99%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	346	346	346	346	0	0%
Employment Density ³	15.9	17.1	18.4	20.4	4.5	28%
Residential Density ⁴	6.0	6.0	6.4	7.0	1.1	18%

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