

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92083

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	37,511	38,732	49,231	57,569	20,058	53%
Household Population	36,931	38,209	48,561	56,783	19,852	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	10,915	11,156	14,283	16,929	6,014	55%
Single Family	5,699	5,971	6,388	6,471	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	10,474	10,716	13,811	16,275	5,801	55%
Single Family	5,563	5,816	6,245	6,301	738	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	2.4%	2.6%	2.2%	2.6%	0.2	8%
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	1,336	1,608	1,757	1,854	518	39%
\$30,000-\$44,999	1,973	1,832	2,272	2,220	247	13%
\$45,000-\$59,999	1,639	1,615	1,901	2,286	647	39%
\$60,000-\$74,999	1,278	1,291	1,740	2,114	836	65%
\$75,000-\$99,999	1,557	1,561	2,137	2,581	1,024	66%
\$100,000-\$124,999	871	938	1,320	1,644	773	89%
\$125,000-\$149,999	447	521	820	1,114	667	149%
\$150,000-\$199,999	554	365	658	1,048	494	89%
\$200,000 or more	249	252	419	664	415	167%
Total Households	10,474	10,716	13,811	16,275	5,801	55%

*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.

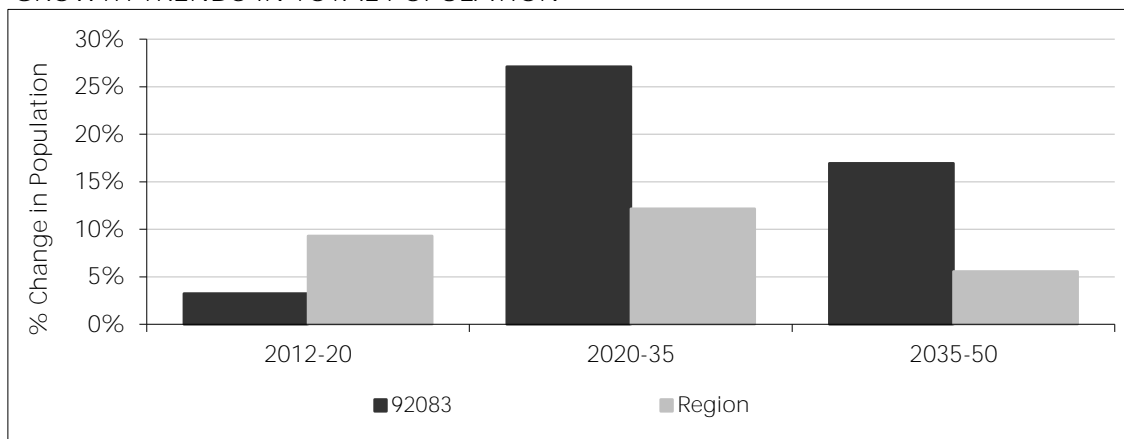
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	37,511	38,732	49,231	57,569	20,058	53%
Under 5	2,987	3,565	4,267	4,554	1,567	52%
5 to 9	2,827	3,024	3,807	4,396	1,569	56%
10 to 14	2,796	2,631	3,302	3,876	1,080	39%
15 to 17	1,688	1,508	1,880	2,190	502	30%
18 to 19	1,219	1,024	1,202	1,448	229	19%
20 to 24	3,315	3,228	3,477	4,118	803	24%
25 to 29	3,470	3,641	3,969	4,538	1,068	31%
30 to 34	2,843	2,850	3,670	4,016	1,173	41%
35 to 39	2,493	2,625	3,546	3,749	1,256	50%
40 to 44	2,559	2,276	3,625	3,614	1,055	41%
45 to 49	2,553	2,391	3,102	3,660	1,107	43%
50 to 54	2,414	2,305	2,852	3,441	1,027	43%
55 to 59	2,018	2,187	2,281	3,374	1,356	67%
60 to 61	587	771	787	1,129	542	92%
62 to 64	757	1,016	1,065	1,365	608	80%
65 to 69	910	1,211	1,681	2,079	1,169	128%
70 to 74	665	965	1,577	1,716	1,051	158%
75 to 79	506	600	1,329	1,416	910	180%
80 to 84	400	387	900	1,191	791	198%
85 and over	504	527	912	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	37,511	38,732	49,231	57,569	20,058	53%
Hispanic	21,582	24,248	34,398	43,186	21,604	100%
Non-Hispanic	15,929	14,484	14,833	14,383	-1,546	-10%
White	12,400	10,924	10,029	8,575	-3,825	-31%
Black	919	908	957	913	-6	-1%
American Indian	118	134	116	137	19	16%
Asian	1,247	1,304	2,107	2,712	1,465	117%
Hawaiian / Pacific Islander	313	287	354	424	111	35%
Other	68	55	70	76	8	12%
Two or More Races	864	872	1,200	1,546	682	79%

GROWTH TRENDS IN TOTAL POPULATION



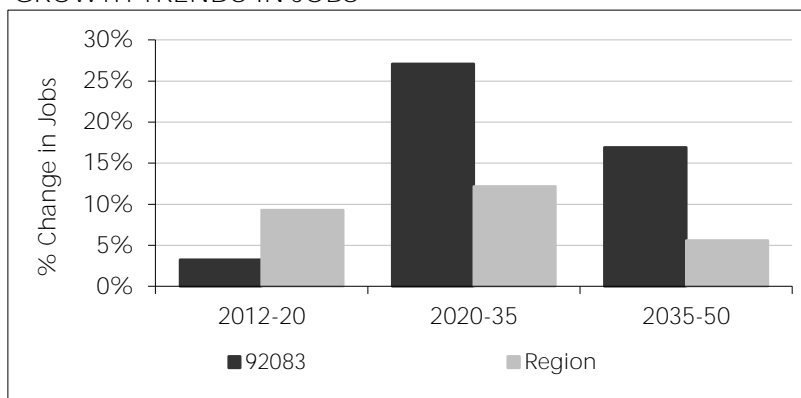
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,898	12,345	14,524	14,665	4,767	48%
Civilian Jobs	9,898	12,345	14,524	14,665	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	3,590	3,590	3,590	3,590	0	0%
Developed Acres	3,284	3,396	3,482	3,521	237	7%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,416	1,475	1,511	1,523	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	170	117	120	121	-49	-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	620	676	676	676	56	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	14.5	18.6	21.5	21.8	7.3	50%
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