

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92115

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,417	62,683	86,468	109,089	51,672	90%
Household Population	56,450	61,749	85,435	107,980	51,530	91%
Group Quarters Population	967	934	1,033	1,109	142	15%
Civilian	967	934	1,033	1,109	142	15%
Military	0	0	0	0	0	0%
Total Housing Units	22,580	24,195	33,644	41,982	19,402	86%
Single Family	11,424	11,427	11,174	10,745	-679	-6%
Multiple Family	11,156	12,768	22,470	31,237	20,081	180%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	21,816	23,334	32,667	40,659	18,843	86%
Single Family	11,010	10,980	10,831	10,326	-684	-6%
Multiple Family	10,806	12,354	21,836	30,333	19,527	181%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	3.6%	2.9%	3.2%	-0.2	-6%
Single Family	3.6%	3.9%	3.1%	3.9%	0.3	8%
Multiple Family	3.1%	3.2%	2.8%	2.9%	-0.2	-6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.59	2.65	2.62	2.66	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	3,502	3,525	4,542	4,791	1,289	37%
\$15,000-\$29,999	3,727	3,653	4,526	5,193	1,466	39%
\$30,000-\$44,999	3,798	3,471	4,384	5,221	1,423	37%
\$45,000-\$59,999	2,218	2,855	3,725	4,875	2,657	120%
\$60,000-\$74,999	2,367	2,249	3,250	4,105	1,738	73%
\$75,000-\$99,999	2,187	2,702	4,030	5,199	3,012	138%
\$100,000-\$124,999	1,567	1,772	2,706	3,577	2,010	128%
\$125,000-\$149,999	811	1,094	1,763	2,485	1,674	206%
\$150,000-\$199,999	900	1,122	1,994	2,771	1,871	208%
\$200,000 or more	739	891	1,747	2,442	1,703	230%
Total Households	21,816	23,334	32,667	40,659	18,843	86%

*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.

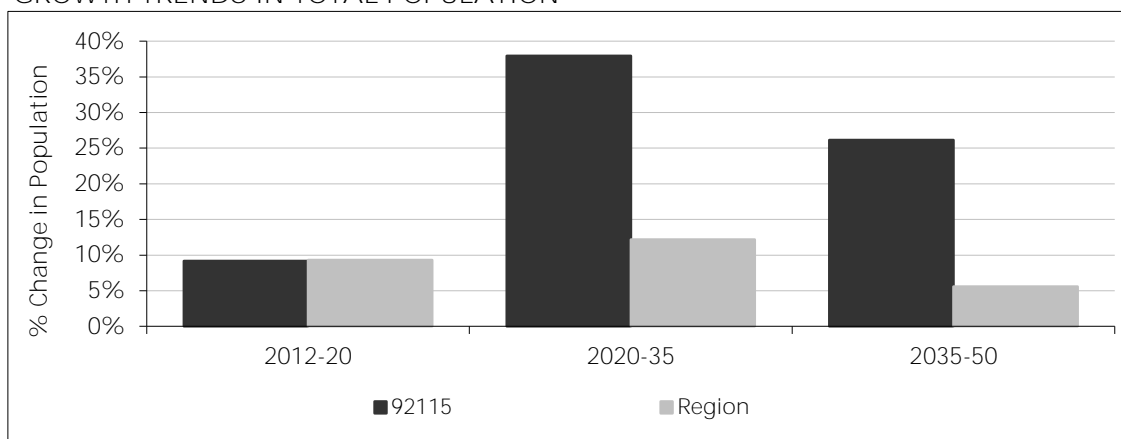
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,417	62,683	86,468	109,089	51,672	90%
Under 5	3,526	4,574	5,677	7,035	3,509	100%
5 to 9	3,260	3,587	4,977	6,456	3,196	98%
10 to 14	2,915	2,961	4,145	5,792	2,877	99%
15 to 17	1,877	1,772	2,506	3,411	1,534	82%
18 to 19	2,995	3,142	5,872	6,446	3,451	115%
20 to 24	8,987	9,414	14,556	16,296	7,309	81%
25 to 29	5,400	6,031	6,940	8,740	3,340	62%
30 to 34	4,209	4,455	5,772	7,123	2,914	69%
35 to 39	3,802	4,302	5,524	6,485	2,683	71%
40 to 44	3,661	3,523	5,504	6,418	2,757	75%
45 to 49	3,234	3,121	4,275	5,695	2,461	76%
50 to 54	3,130	2,954	3,678	5,333	2,203	70%
55 to 59	2,834	3,012	3,126	5,019	2,185	77%
60 to 61	1,019	1,276	1,388	1,911	892	88%
62 to 64	1,272	1,676	1,822	2,482	1,210	95%
65 to 69	1,625	2,268	3,036	3,981	2,356	145%
70 to 74	1,032	1,643	2,516	3,045	2,013	195%
75 to 79	849	1,029	2,001	2,550	1,701	200%
80 to 84	777	817	1,492	2,097	1,320	170%
85 and over	1,013	1,126	1,661	2,774	1,761	174%
Median Age	29.8	29.9	29.0	30.3	0.5	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,417	62,683	86,468	109,089	51,672	90%
Hispanic	18,431	23,757	41,445	63,877	45,446	247%
Non-Hispanic	38,986	38,926	45,023	45,212	6,226	16%
White	22,515	20,655	17,891	12,463	-10,052	-45%
Black	5,690	6,078	6,736	6,543	853	15%
American Indian	178	172	234	286	108	61%
Asian	8,247	9,323	15,525	19,745	11,498	139%
Hawaiian / Pacific Islander	198	284	528	804	606	306%
Other	174	166	232	304	130	75%
Two or More Races	1,984	2,248	3,877	5,067	3,083	155%

GROWTH TRENDS IN TOTAL POPULATION



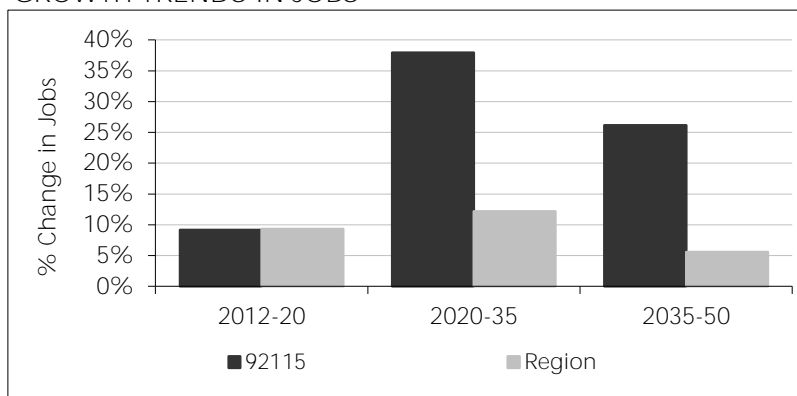
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	11,804	13,054	15,188	15,977	4,173	35%
Civilian Jobs	11,804	13,054	15,188	15,977	4,173	35%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,021	4,021	4,021	4,021	0	0%
Developed Acres	3,713	3,721	3,734	3,741	28	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,994	1,995	1,961	1,925	-70	-3%
Multiple Family	313	313	353	385	71	23%
Mobile Homes	0	0	0	0	0	0%
Other Residential	16	13	11	11	-4	-28%
Mixed Use	0	49	179	273	273	--
Industrial	9	8	6	6	-3	-35%
Commercial/Services	301	261	146	66	-235	-78%
Office	5	5	3	2	-3	-64%
Schools	134	134	132	132	-2	-2%
Roads and Freeways	860	861	861	861	1	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	81	81	81	81	0	1%
Vacant Developable Acres	37	31	19	11	-25	-69%
Low Density Single Family	4	4	4	4	0	0%
Single Family	9	8	7	6	-3	-33%
Multiple Family	11	11	4	0	-11	-96%
Mixed Use	11	8	2	0	-10	-96%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	1	1	0	0	-1	-96%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	1	0	0	-72%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	269	269	269	269	0	0%
Employment Density ³	26.3	30.1	40.4	46.8	20.5	78%
Residential Density ⁴	9.7	10.3	13.9	17.1	7.4	76%

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