

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92082

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,040	21,453	24,129	26,133	8,093	45%
Household Population	17,973	21,406	24,055	26,038	8,065	45%
Group Quarters Population	67	47	74	95	28	42%
Civilian	67	47	74	95	28	42%
Military	0	0	0	0	0	0%
Total Housing Units	6,191	7,308	8,167	8,985	2,794	45%
Single Family	5,682	6,818	7,677	7,903	2,221	39%
Multiple Family	31	31	31	623	592	1910%
Mobile Homes	478	459	459	459	-19	-4%
Occupied Housing Units	6,120	7,184	8,073	8,848	2,728	45%
Single Family	5,626	6,700	7,591	7,787	2,161	38%
Multiple Family	20	28	30	620	600	3000%
Mobile Homes	474	456	452	441	-33	-7%
Vacancy Rate	1.1%	1.7%	1.2%	1.5%	0.4	36%
Single Family	1.0%	1.7%	1.1%	1.5%	0.5	50%
Multiple Family	35.5%	9.7%	3.2%	0.5%	-35.0	-99%
Mobile Homes	0.8%	0.7%	1.5%	3.9%	3.1	388%
Persons per Household	2.94	2.98	2.98	2.94	0.0	0%

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	224	346	307	269	45	20%
\$15,000-\$29,999	627	611	595	540	-87	-14%
\$30,000-\$44,999	639	708	718	695	56	9%
\$45,000-\$59,999	706	799	794	751	45	6%
\$60,000-\$74,999	714	697	773	829	115	16%
\$75,000-\$99,999	848	989	1,102	1,165	317	37%
\$100,000-\$124,999	760	798	899	998	238	31%
\$125,000-\$149,999	516	577	704	815	299	58%
\$150,000-\$199,999	387	770	949	1,131	744	192%
\$200,000 or more	699	889	1,232	1,655	956	137%
Total Households	6,120	7,184	8,073	8,848	2,728	45%

*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.

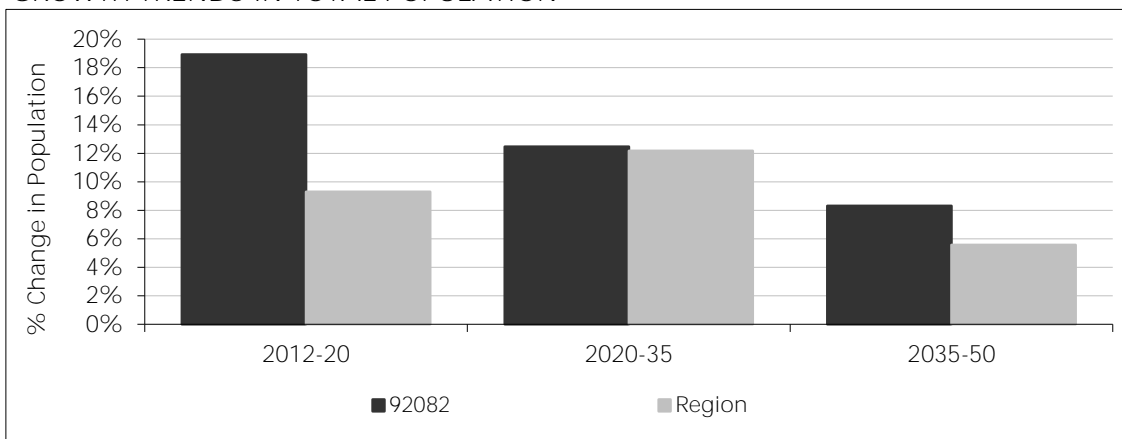
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,040	21,453	24,129	26,133	8,093	45%
Under 5	1,030	1,280	1,292	1,418	388	38%
5 to 9	1,150	1,400	1,413	1,562	412	36%
10 to 14	1,157	1,220	1,381	1,456	299	26%
15 to 17	842	729	872	856	14	2%
18 to 19	665	487	541	462	-203	-31%
20 to 24	1,166	1,170	1,226	1,193	27	2%
25 to 29	888	1,092	1,010	1,050	162	18%
30 to 34	784	934	892	1,088	304	39%
35 to 39	907	1,019	1,082	1,183	276	30%
40 to 44	1,014	1,061	1,375	1,282	268	26%
45 to 49	1,266	1,301	1,548	1,540	274	22%
50 to 54	1,518	1,497	1,695	1,729	211	14%
55 to 59	1,479	1,781	1,622	2,042	563	38%
60 to 61	507	693	585	749	242	48%
62 to 64	779	1,112	1,000	1,267	488	63%
65 to 69	923	1,601	1,582	1,897	974	106%
70 to 74	726	1,389	1,816	1,700	974	134%
75 to 79	479	754	1,440	1,242	763	159%
80 to 84	405	452	930	963	558	138%
85 and over	355	481	827	1,454	1,099	310%
Median Age	42.1	46.3	48.2	49.9	7.8	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,040	21,453	24,129	26,133	8,093	45%
Hispanic	5,249	6,595	8,350	9,873	4,624	88%
Non-Hispanic	12,791	14,858	15,779	16,260	3,469	27%
White	10,424	12,245	13,120	13,402	2,978	29%
Black	147	216	239	293	146	99%
American Indian	1,075	814	323	110	-965	-90%
Asian	624	828	1,137	1,362	738	118%
Hawaiian / Pacific Islander	54	43	63	91	37	69%
Other	41	45	25	30	-11	-27%
Two or More Races	426	667	872	972	546	128%

GROWTH TRENDS IN TOTAL POPULATION



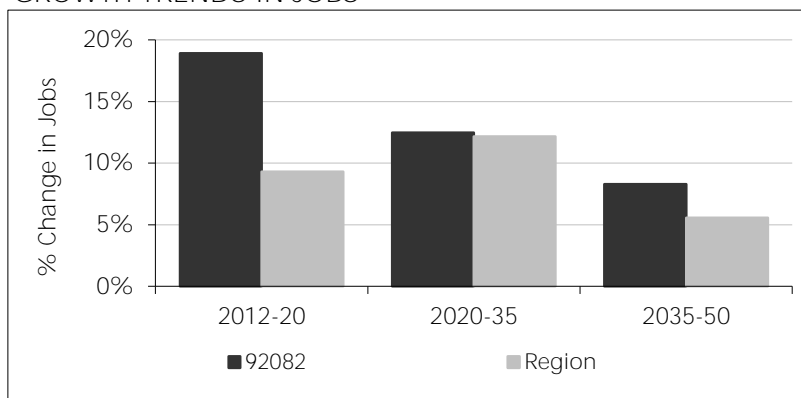
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,234	7,425	8,485	9,423	3,189	51%
Civilian Jobs	6,234	7,425	8,485	9,423	3,189	51%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	62,729	62,729	62,729	62,729	0	0%
Developed Acres	35,959	38,984	42,551	43,106	7,147	20%
Low Density Single Family	16,302	19,160	22,669	23,074	6,771	42%
Single Family	178	434	578	623	445	250%
Multiple Family	3	3	3	3	0	0%
Mobile Homes	154	153	153	153	-1	-1%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	5	14	50	50	--
Industrial	168	178	191	208	39	23%
Commercial/Services	554	676	775	983	429	78%
Office	9	9	10	10	0	5%
Schools	146	147	150	151	5	4%
Roads and Freeways	626	626	626	626	0	0%
Agricultural and Extractive ²	17,719	17,493	17,278	17,120	-598	-3%
Parks and Military Use	96	96	103	103	6	7%
Vacant Developable Acres	9,648	6,623	3,055	2,501	-7,147	-74%
Low Density Single Family	9,212	6,354	2,896	2,474	-6,737	-73%
Single Family	201	104	39	13	-188	-93%
Multiple Family	0	0	0	0	0	0%
Mixed Use	5	5	0	0	-5	-100%
Industrial	28	24	16	1	-27	-96%
Commercial/Services	171	108	90	0	-171	-100%
Office	8	6	1	0	-8	-100%
Schools	5	4	1	0	-5	-100%
Parks and Other	6	6	0	0	-6	-100%
Future Roads and Freeways	12	12	12	12	0	0%
Constrained Acres	17,122	17,122	17,122	17,122	0	0%
Employment Density ³	7.1	7.3	7.5	6.8	-0.3	-4%
Residential Density ⁴	0.4	0.4	0.3	0.4	0.0	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