

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92110

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	24,054	25,864	34,424	44,064	20,010	83%
Household Population	22,761	24,612	33,096	42,676	19,915	87%
Group Quarters Population	1,293	1,252	1,328	1,388	95	7%
Civilian	1,293	1,252	1,328	1,388	95	7%
Military	0	0	0	0	0	0%
Total Housing Units	11,562	12,212	15,740	20,414	8,852	77%
Single Family	4,766	4,763	4,544	4,491	-275	-6%
Multiple Family	6,599	7,320	11,106	15,923	9,324	141%
Mobile Homes	197	129	90	0	-197	-100%
Occupied Housing Units	10,833	11,363	14,917	19,215	8,382	77%
Single Family	4,614	4,579	4,431	4,317	-297	-6%
Multiple Family	6,044	6,669	10,406	14,898	8,854	146%
Mobile Homes	175	115	80	0	-175	-100%
Vacancy Rate	6.3%	7.0%	5.2%	5.9%	-0.4	-6%
Single Family	3.2%	3.9%	2.5%	3.9%	0.7	22%
Multiple Family	8.4%	8.9%	6.3%	6.4%	-2.0	-24%
Mobile Homes	11.2%	10.9%	11.1%	0.0%	-11.2	-100%
Persons per Household	2.10	2.17	2.22	2.22	0.1	6%

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	1,483	1,163	1,334	1,460	-23	-2%
\$15,000-\$29,999	1,498	1,484	1,783	2,023	525	35%
\$30,000-\$44,999	1,556	1,604	1,930	2,298	742	48%
\$45,000-\$59,999	1,100	1,532	1,937	2,349	1,249	114%
\$60,000-\$74,999	961	1,159	1,595	2,109	1,148	119%
\$75,000-\$99,999	1,459	1,567	2,052	2,669	1,210	83%
\$100,000-\$124,999	683	954	1,409	2,053	1,370	201%
\$125,000-\$149,999	606	643	985	1,297	691	114%
\$150,000-\$199,999	724	777	1,079	1,622	898	124%
\$200,000 or more	763	480	813	1,335	572	75%
Total Households	10,833	11,363	14,917	19,215	8,382	77%

*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.

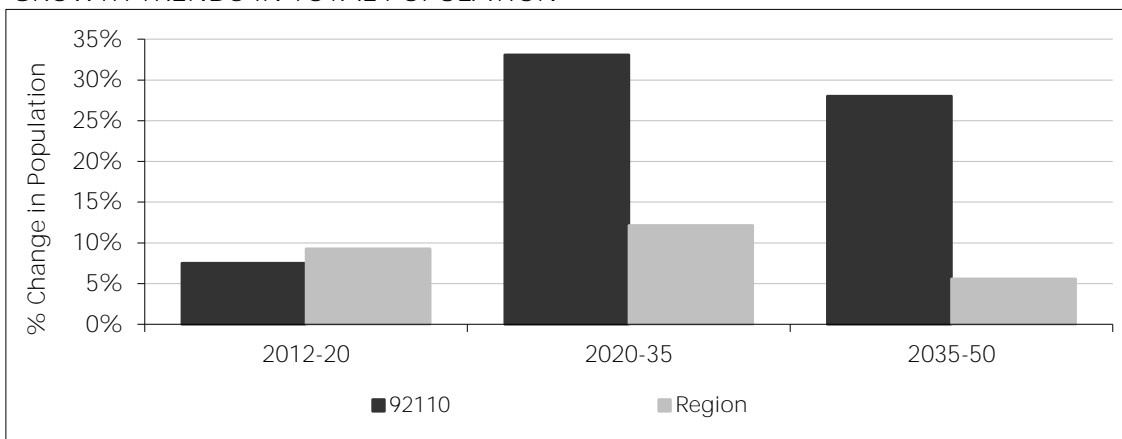
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	24,054	25,864	34,424	44,064	20,010	83%
Under 5	1,604	1,784	2,165	2,850	1,246	78%
5 to 9	1,138	1,264	1,514	1,831	693	61%
10 to 14	897	934	1,248	1,583	686	76%
15 to 17	487	417	592	666	179	37%
18 to 19	1,121	1,107	1,411	2,525	1,404	125%
20 to 24	1,939	1,887	2,538	3,254	1,315	68%
25 to 29	2,744	2,874	3,130	3,969	1,225	45%
30 to 34	2,338	2,501	2,920	3,895	1,557	67%
35 to 39	1,729	2,046	2,450	3,070	1,341	78%
40 to 44	1,432	1,373	1,886	2,109	677	47%
45 to 49	1,420	1,303	1,844	2,153	733	52%
50 to 54	1,358	1,240	1,686	1,978	620	46%
55 to 59	1,355	1,437	1,639	2,334	979	72%
60 to 61	451	522	556	742	291	65%
62 to 64	760	949	1,066	1,455	695	91%
65 to 69	953	1,322	1,662	2,241	1,288	135%
70 to 74	625	1,001	1,706	1,742	1,117	179%
75 to 79	508	677	1,504	1,378	870	171%
80 to 84	527	524	1,404	1,666	1,139	216%
85 and over	668	702	1,503	2,623	1,955	293%
Median Age	34.5	35.4	38.5	37.4	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	24,054	25,864	34,424	44,064	20,010	83%
Hispanic	4,427	5,450	8,407	11,851	7,424	168%
Non-Hispanic	19,627	20,414	26,017	32,213	12,586	64%
White	15,804	16,178	19,757	23,850	8,046	51%
Black	1,189	1,298	1,574	1,770	581	49%
American Indian	77	74	92	132	55	71%
Asian	1,329	1,516	2,641	3,765	2,436	183%
Hawaiian / Pacific Islander	108	131	218	290	182	169%
Other	112	96	82	94	-18	-16%
Two or More Races	1,008	1,121	1,653	2,312	1,304	129%

GROWTH TRENDS IN TOTAL POPULATION



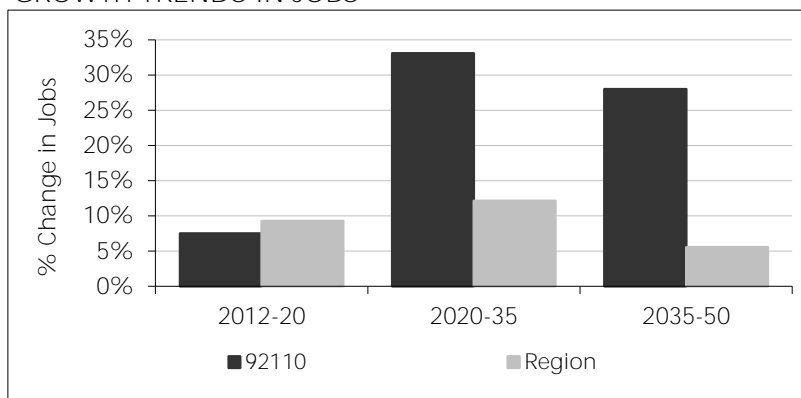
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	32,463	34,905	37,757	38,939	6,476	20%
Civilian Jobs	32,122	34,564	37,416	38,598	6,476	20%
Military Jobs	341	341	341	341	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,034	3,034	3,034	3,034	0	0%
Developed Acres	2,899	2,924	2,943	2,952	53	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	682	680	662	656	-26	-4%
Multiple Family	195	211	238	282	87	45%
Mobile Homes	10	7	4	0	-10	-100%
Other Residential	21	23	23	23	1	6%
Mixed Use	0	49	133	185	185	--
Industrial	301	229	209	208	-93	-31%
Commercial/Services	451	442	401	327	-124	-28%
Office	86	83	74	72	-14	-16%
Schools	109	108	100	101	-8	-7%
Roads and Freeways	799	848	848	848	49	6%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	245	245	250	250	5	2%
Vacant Developable Acres	56	31	13	4	-52	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	4	2	1	-5	-88%
Multiple Family	17	4	3	0	-17	-100%
Mixed Use	5	4	2	0	-5	-100%
Industrial	5	2	1	0	-5	-96%
Commercial/Services	10	5	1	0	-10	-96%
Office	2	1	0	0	-2	-100%
Schools	6	5	3	2	-5	-71%
Parks and Other	5	5	0	0	-5	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	78	78	78	78	0	0%
Employment Density ³	33.9	39.0	44.0	48.2	14.3	42%
Residential Density ⁴	12.7	12.9	15.8	19.4	6.7	52%

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