

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92057

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	55,101	57,869	59,259	59,487	4,386	8%
Household Population	55,031	57,827	59,183	59,387	4,356	8%
Group Quarters Population	70	42	76	100	30	43%
Civilian	70	42	76	100	30	43%
Military	0	0	0	0	0	0%
Total Housing Units	19,356	20,049	20,162	20,255	899	5%
Single Family	15,189	15,578	15,578	15,671	482	3%
Multiple Family	3,384	3,688	3,801	3,801	417	12%
Mobile Homes	783	783	783	783	0	0%
Occupied Housing Units	18,123	18,689	19,079	19,242	1,119	6%
Single Family	14,160	14,437	14,689	14,887	727	5%
Multiple Family	3,210	3,496	3,639	3,622	412	13%
Mobile Homes	753	756	751	733	-20	-3%
Vacancy Rate	6.4%	6.8%	5.4%	5.0%	-1.4	-22%
Single Family	6.8%	7.3%	5.7%	5.0%	-1.8	-26%
Multiple Family	5.1%	5.2%	4.3%	4.7%	-0.4	-8%
Mobile Homes	3.8%	3.4%	4.1%	6.4%	2.6	68%
Persons per Household	3.04	3.09	3.10	3.09	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	913	895	744	606	-307	-34%
\$15,000-\$29,999	1,518	1,676	1,411	1,211	-307	-20%
\$30,000-\$44,999	2,315	2,246	2,002	1,798	-517	-22%
\$45,000-\$59,999	2,305	2,127	2,026	1,954	-351	-15%
\$60,000-\$74,999	2,186	2,119	2,163	1,882	-304	-14%
\$75,000-\$99,999	3,025	3,263	3,238	3,126	101	3%
\$100,000-\$124,999	2,233	2,323	2,448	2,616	383	17%
\$125,000-\$149,999	1,305	1,444	1,743	2,012	707	54%
\$150,000-\$199,999	1,338	1,589	1,878	2,197	859	64%
\$200,000 or more	985	1,007	1,426	1,840	855	87%
Total Households	18,123	18,689	19,079	19,242	1,119	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$73,796	\$77,157	\$84,215	\$92,354	\$18,558	25%

*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.

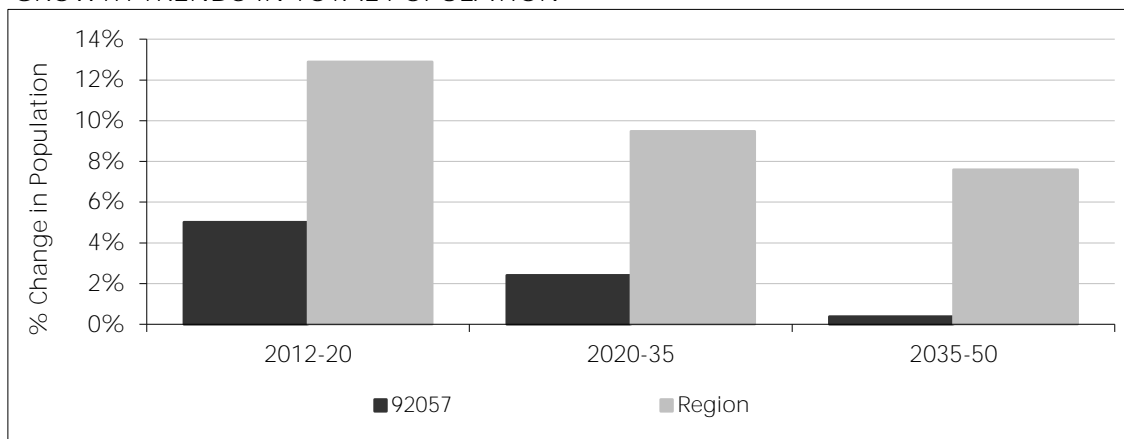
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	55,101	57,869	59,259	59,487	4,386	8%
Under 5	4,125	4,917	4,379	4,345	220	5%
5 to 9	3,731	3,899	3,822	3,842	111	3%
10 to 14	3,805	3,601	3,633	3,720	-85	-2%
15 to 17	2,542	2,178	2,328	2,299	-243	-10%
18 to 19	1,753	1,320	1,286	1,188	-565	-32%
20 to 24	4,228	4,102	3,703	3,627	-601	-14%
25 to 29	4,047	4,408	3,833	3,894	-153	-4%
30 to 34	3,488	3,647	3,542	3,500	12	0%
35 to 39	3,303	3,771	3,741	3,524	221	7%
40 to 44	3,720	3,490	4,154	3,612	-108	-3%
45 to 49	3,743	3,462	3,656	3,532	-211	-6%
50 to 54	3,843	3,599	3,652	3,743	-100	-3%
55 to 59	3,221	3,431	2,982	3,508	287	9%
60 to 61	1,020	1,227	995	1,206	186	18%
62 to 64	1,516	1,811	1,626	1,825	309	20%
65 to 69	1,909	2,662	2,580	2,786	877	46%
70 to 74	1,536	2,445	2,859	2,596	1,060	69%
75 to 79	1,326	1,669	2,786	2,416	1,090	82%
80 to 84	1,133	1,091	2,041	1,984	851	75%
85 and over	1,112	1,139	1,661	2,340	1,228	110%
Median Age	34.8	36.1	39.1	39.7	4.9	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	55,101	57,869	59,259	59,487	4,386	8%
Hispanic	21,116	24,726	28,899	32,348	11,232	53%
Non-Hispanic	33,985	33,143	30,360	27,139	-6,846	-20%
White	23,562	22,231	18,360	14,861	-8,701	-37%
Black	2,583	2,482	1,596	645	-1,938	-75%
American Indian	127	137	133	124	-3	-2%
Asian	4,668	5,050	6,599	7,493	2,825	61%
Hawaiian / Pacific Islander	855	833	769	764	-91	-11%
Other	86	103	97	101	15	17%
Two or More Races	2,104	2,307	2,806	3,151	1,047	50%

GROWTH TRENDS IN TOTAL POPULATION



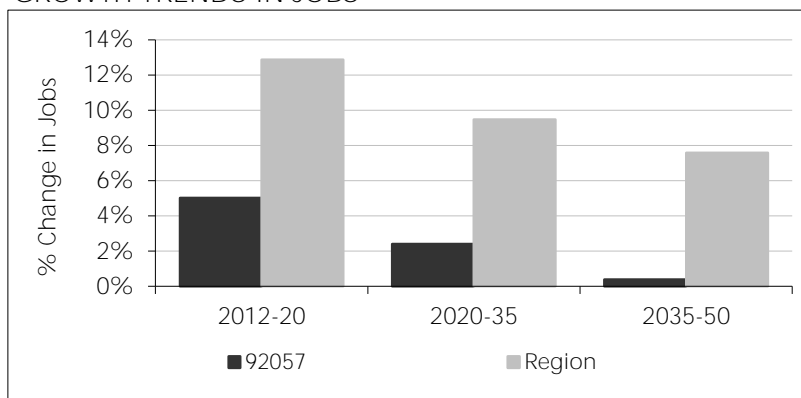
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	5,562	5,918	6,412	6,475	913	16%
Civilian Jobs	5,562	5,918	6,412	6,475	913	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	10,019	10,019	10,019	10,019	0	0%
Developed Acres	8,035	8,376	8,452	8,478	443	6%
Low Density Single Family	441	441	441	441	0	0%
Single Family	2,296	2,581	2,581	2,602	307	13%
Multiple Family	253	296	300	300	47	19%
Mobile Homes	86	86	86	86	0	0%
Other Residential	7	7	7	7	0	0%
Mixed Use	0	1	0	0	0	0%
Industrial	55	55	58	58	3	6%
Commercial/Services	500	512	546	550	51	10%
Office	1	1	1	1	0	0%
Schools	276	276	276	276	0	0%
Roads and Freeways	1,222	1,222	1,222	1,222	0	0%
Agricultural and Extractive ²	2,216	2,216	2,251	2,251	35	2%
Parks and Military Use	683	683	683	683	0	0%
Vacant Developable Acres	510	169	93	67	-443	-87%
Low Density Single Family	37	37	2	2	-35	-96%
Single Family	337	51	51	30	-307	-91%
Multiple Family	43	0	0	0	-43	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	0	0	-3	-100%
Commercial/Services	65	52	15	10	-55	-85%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	25	25	25	25	0	0%
Constrained Acres	1,473	1,473	1,473	1,473	0	0%
Employment Density ³	6.7	7.0	7.3	7.3	0.6	9%
Residential Density ⁴	6.3	5.9	5.9	5.9	-0.4	-6%

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