

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92084

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,351	49,659	56,998	65,163	16,812	35%
Household Population	47,528	48,940	56,087	64,115	16,587	35%
Group Quarters Population	823	719	911	1,048	225	27%
Civilian	823	719	911	1,048	225	27%
Military	0	0	0	0	0	0%
Total Housing Units	15,379	15,620	17,882	20,672	5,293	34%
Single Family	10,784	11,113	12,162	12,464	1,680	16%
Multiple Family	3,709	3,705	4,918	7,406	3,697	100%
Mobile Homes	886	802	802	802	-84	-9%
Occupied Housing Units	14,857	15,067	17,270	19,753	4,896	33%
Single Family	10,524	10,827	11,928	12,157	1,633	16%
Multiple Family	3,595	3,561	4,664	6,931	3,336	93%
Mobile Homes	738	679	678	665	-73	-10%
Vacancy Rate	3.4%	3.5%	3.4%	4.4%	1.0	29%
Single Family	2.4%	2.6%	1.9%	2.5%	0.1	4%
Multiple Family	3.1%	3.9%	5.2%	6.4%	3.3	106%
Mobile Homes	16.7%	15.3%	15.5%	17.1%	0.4	2%
Persons per Household	3.20	3.25	3.25	3.25	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	1,205	988	937	889	-316	-26%
\$15,000-\$29,999	2,420	1,834	1,752	1,700	-720	-30%
\$30,000-\$44,999	2,226	2,042	2,218	2,491	265	12%
\$45,000-\$59,999	2,133	2,086	2,222	2,229	96	5%
\$60,000-\$74,999	1,625	1,756	1,941	2,123	498	31%
\$75,000-\$99,999	1,825	2,156	2,581	3,106	1,281	70%
\$100,000-\$124,999	1,104	1,359	1,760	2,207	1,103	100%
\$125,000-\$149,999	761	854	1,150	1,432	671	88%
\$150,000-\$199,999	746	1,115	1,381	1,707	961	129%
\$200,000 or more	812	877	1,328	1,869	1,057	130%
Total Households	14,857	15,067	17,270	19,753	4,896	33%
Median Household Income						
Adjusted for inflation (\$2010)	\$56,094	\$64,984	\$71,638	\$78,578	\$22,484	40%

*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.

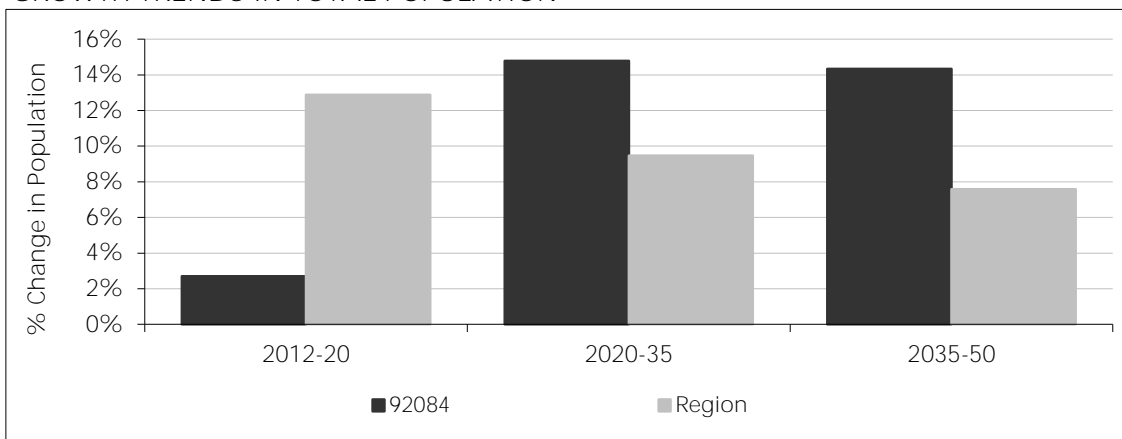
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,351	49,659	56,998	65,163	16,812	35%
Under 5	3,816	4,452	4,707	5,439	1,623	43%
5 to 9	3,645	3,736	4,405	5,087	1,442	40%
10 to 14	3,503	3,372	3,932	4,691	1,188	34%
15 to 17	2,242	1,952	2,234	2,659	417	19%
18 to 19	1,600	1,188	1,366	1,557	-43	-3%
20 to 24	3,845	3,739	3,847	4,399	554	14%
25 to 29	3,709	4,129	4,150	4,792	1,083	29%
30 to 34	3,348	3,515	4,067	4,695	1,347	40%
35 to 39	2,869	3,162	3,937	4,096	1,227	43%
40 to 44	2,960	2,751	3,806	3,864	904	31%
45 to 49	3,075	2,698	3,330	3,851	776	25%
50 to 54	3,222	2,859	3,267	4,106	884	27%
55 to 59	2,852	2,933	2,644	3,667	815	29%
60 to 61	959	1,104	942	1,196	237	25%
62 to 64	1,321	1,526	1,375	1,661	340	26%
65 to 69	1,612	2,075	2,104	2,371	759	47%
70 to 74	1,163	1,831	2,414	2,258	1,095	94%
75 to 79	883	1,078	1,769	1,579	696	79%
80 to 84	749	665	1,279	1,201	452	60%
85 and over	978	894	1,423	1,994	1,016	104%
Median Age	32.7	33.2	34.7	34.2	1.5	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,351	49,659	56,998	65,163	16,812	35%
Hispanic	24,096	27,232	36,054	46,865	22,769	94%
Non-Hispanic	24,255	22,427	20,944	18,298	-5,957	-25%
White	20,182	18,247	15,623	11,923	-8,259	-41%
Black	1,072	1,049	1,042	1,091	19	2%
American Indian	178	140	134	84	-94	-53%
Asian	1,357	1,438	2,100	2,668	1,311	97%
Hawaiian / Pacific Islander	259	267	320	377	118	46%
Other	72	72	79	85	13	18%
Two or More Races	1,135	1,214	1,646	2,070	935	82%

GROWTH TRENDS IN TOTAL POPULATION



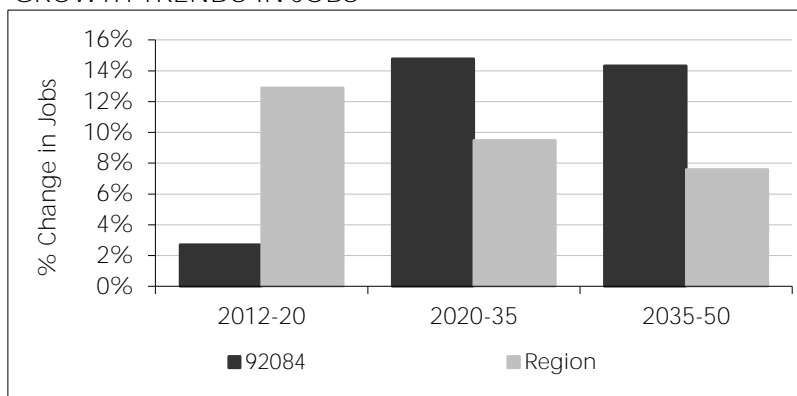
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,819	10,528	13,078	13,626	3,807	39%
Civilian Jobs	9,819	10,528	13,078	13,626	3,807	39%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	17,038	17,038	17,038	17,038	0	0%
Developed Acres	11,755	12,564	15,105	15,622	3,866	33%
Low Density Single Family	3,242	3,846	5,988	6,346	3,103	96%
Single Family	3,959	4,054	4,432	4,615	656	17%
Multiple Family	198	197	193	205	8	4%
Mobile Homes	92	84	84	84	-8	-9%
Other Residential	21	21	21	21	0	0%
Mixed Use	0	24	119	140	140	--
Industrial	218	197	199	199	-20	-9%
Commercial/Services	394	510	484	484	90	23%
Office	38	38	32	31	-7	-18%
Schools	138	138	138	133	-5	-4%
Roads and Freeways	942	962	962	962	20	2%
Agricultural and Extractive ²	2,213	2,193	2,154	2,103	-110	-5%
Parks and Military Use	299	299	299	299	0	0%
Vacant Developable Acres	4,861	4,052	1,511	994	-3,866	-80%
Low Density Single Family	3,856	3,255	1,115	757	-3,099	-80%
Single Family	772	689	325	192	-580	-75%
Multiple Family	62	62	61	44	-18	-28%
Mixed Use	25	21	4	0	-25	-100%
Industrial	3	3	0	0	-3	-100%
Commercial/Services	142	22	5	0	-142	-100%
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	1	1	1	1	0	0%
Constrained Acres	422	422	422	422	0	0%
Employment Density ³	12.4	11.7	14.3	14.9	2.4	19%
Residential Density ⁴	2.0	1.9	1.7	1.8	-0.2	-11%

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