

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92115

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,216	62,487	86,242	108,531	51,315	90%
Household Population	56,336	61,639	85,298	107,514	51,178	91%
Group Quarters Population	880	848	944	1,017	137	16%
Civilian	880	848	944	1,017	137	16%
Military	0	0	0	0	0	0%
Total Housing Units	22,538	24,153	33,594	41,808	19,270	86%
Single Family	11,422	11,425	11,174	10,745	-677	-6%
Multiple Family	11,116	12,728	22,420	31,063	19,947	179%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	21,774	23,294	32,617	40,487	18,713	86%
Single Family	11,008	10,979	10,831	10,326	-682	-6%
Multiple Family	10,766	12,315	21,786	30,161	19,395	180%
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	3,488	3,521	4,538	4,779	1,291	37%
\$15,000-\$29,999	3,719	3,651	4,521	5,174	1,455	39%
\$30,000-\$44,999	3,798	3,465	4,377	5,199	1,401	37%
\$45,000-\$59,999	2,208	2,847	3,718	4,863	2,655	120%
\$60,000-\$74,999	2,364	2,246	3,246	4,081	1,717	73%
\$75,000-\$99,999	2,187	2,697	4,021	5,166	2,979	136%
\$100,000-\$124,999	1,562	1,768	2,702	3,561	1,999	128%
\$125,000-\$149,999	811	1,092	1,760	2,474	1,663	205%
\$150,000-\$199,999	900	1,119	1,992	2,758	1,858	206%
\$200,000 or more	737	888	1,742	2,432	1,695	230%
Total Households	21,774	23,294	32,617	40,487	18,713	86%
Median Household Income						
Adjusted for inflation (\$2010)	\$44,534	\$50,321	\$56,589	\$60,840	\$16,306	37%

*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.

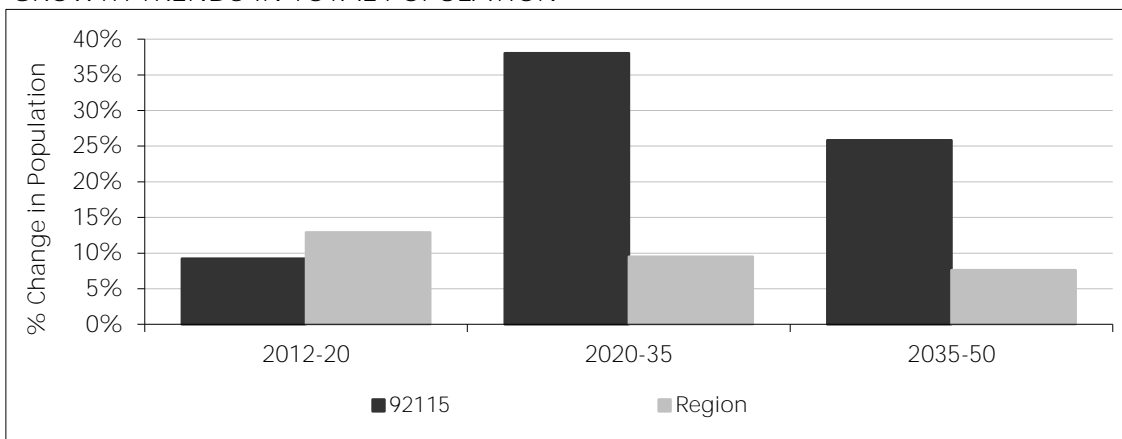
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,216	62,487	86,242	108,531	51,315	90%
Under 5	3,509	4,562	5,659	6,993	3,484	99%
5 to 9	3,249	3,576	4,963	6,416	3,167	97%
10 to 14	2,910	2,953	4,132	5,764	2,854	98%
15 to 17	1,874	1,767	2,498	3,384	1,510	81%
18 to 19	2,984	3,140	5,870	6,435	3,451	116%
20 to 24	8,973	9,384	14,540	16,246	7,273	81%
25 to 29	5,375	6,004	6,917	8,689	3,314	62%
30 to 34	4,185	4,437	5,752	7,079	2,894	69%
35 to 39	3,788	4,287	5,507	6,450	2,662	70%
40 to 44	3,648	3,514	5,479	6,385	2,737	75%
45 to 49	3,215	3,111	4,269	5,650	2,435	76%
50 to 54	3,117	2,945	3,666	5,304	2,187	70%
55 to 59	2,825	2,998	3,115	4,993	2,168	77%
60 to 61	1,017	1,270	1,382	1,908	891	88%
62 to 64	1,269	1,674	1,820	2,468	1,199	94%
65 to 69	1,618	2,265	3,025	3,946	2,328	144%
70 to 74	1,030	1,636	2,506	3,036	2,006	195%
75 to 79	845	1,024	1,999	2,535	1,690	200%
80 to 84	776	817	1,488	2,091	1,315	169%
85 and over	1,009	1,123	1,655	2,759	1,750	173%
Median Age	29.8	29.9	28.9	30.2	0.4	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,216	62,487	86,242	108,531	51,315	90%
Hispanic	18,368	23,687	41,322	63,513	45,145	246%
Non-Hispanic	38,848	38,800	44,920	45,018	6,170	16%
White	22,451	20,603	17,878	12,463	-9,988	-44%
Black	5,655	6,045	6,704	6,487	832	15%
American Indian	174	169	233	286	112	64%
Asian	8,221	9,298	15,484	19,639	11,418	139%
Hawaiian / Pacific Islander	198	282	528	797	599	303%
Other	171	164	230	300	129	75%
Two or More Races	1,978	2,239	3,863	5,046	3,068	155%

GROWTH TRENDS IN TOTAL POPULATION



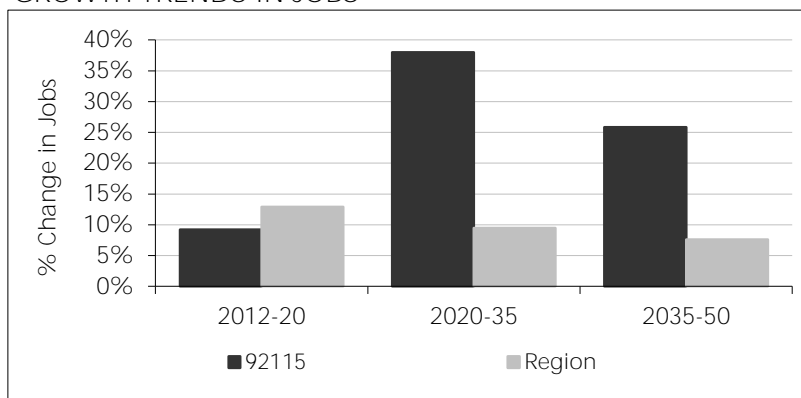
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	11,218	12,467	14,507	15,296	4,078	36%
Civilian Jobs	11,218	12,467	14,507	15,296	4,078	36%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,003	4,003	4,003	4,003	0	0%
Developed Acres	3,698	3,705	3,718	3,722	25	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,994	1,995	1,961	1,925	-69	-3%
Multiple Family	313	313	352	381	68	22%
Mobile Homes	0	0	0	0	0	0%
Other Residential	12	10	8	8	-4	-35%
Mixed Use	0	49	177	270	270	--
Industrial	9	8	6	6	-3	-35%
Commercial/Services	289	250	137	57	-232	-80%
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	33	28	16	11	-22	-66%
Low Density Single Family	4	4	4	4	0	0%
Single Family	9	8	7	6	-3	-33%
Multiple Family	8	7	1	0	-8	-95%
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	25.6	29.5	39.7	46.1	20.5	80%
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