

SERIES 13 REGIONAL GROWTH FORECAST

City Heights Community Planning Area City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	75,252	78,416	86,003	100,237	24,985	33%
Household Population	74,886	78,142	85,610	99,754	24,868	33%
Group Quarters Population	366	274	393	483	117	32%
Civilian	366	274	393	483	117	32%
Military	0	0	0	0	0	0%
Total Housing Units	23,814	24,504	26,563	31,286	7,472	31%
Single Family	10,498	10,491	9,648	8,206	-2,292	-22%
Multiple Family	13,316	14,013	16,915	23,080	9,764	73%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	22,809	23,405	25,644	30,013	7,204	32%
Single Family	9,978	9,923	9,251	7,792	-2,186	-22%
Multiple Family	12,831	13,482	16,393	22,221	9,390	73%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.2%	4.5%	3.5%	4.1%	-0.1	-2%
Single Family	5.0%	5.4%	4.1%	5.0%	0.0	0%
Multiple Family	3.6%	3.8%	3.1%	3.7%	0.1	3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.28	3.34	3.34	3.32	0.0	1%

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	4,102	4,001	3,743	3,740	-362	-9%
\$15,000-\$29,999	5,779	5,562	5,616	6,017	238	4%
\$30,000-\$44,999	4,430	4,531	4,877	5,543	1,113	25%
\$45,000-\$59,999	3,206	3,190	3,621	4,321	1,115	35%
\$60,000-\$74,999	1,794	2,127	2,527	3,145	1,351	75%
\$75,000-\$99,999	1,712	2,030	2,535	3,308	1,596	93%
\$100,000-\$124,999	699	985	1,302	1,792	1,093	156%
\$125,000-\$149,999	431	482	669	965	534	124%
\$150,000-\$199,999	404	361	532	809	405	100%
\$200,000 or more	252	136	222	373	121	48%
Total Households	22,809	23,405	25,644	30,013	7,204	32%
Median Household Income						
Adjusted for inflation (\$2010)	\$35,159	\$37,083	\$40,651	\$44,206	\$9,047	26%

*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.

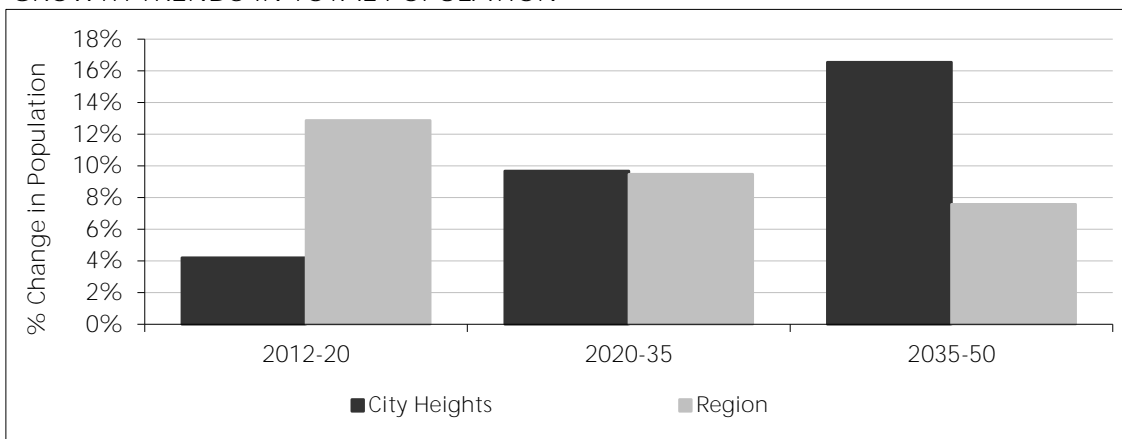
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	75,252	78,416	86,003	100,237	24,985	33%
Under 5	6,392	7,758	7,722	8,412	2,020	32%
5 to 9	6,478	6,789	7,838	8,798	2,320	36%
10 to 14	6,460	6,229	7,366	8,675	2,215	34%
15 to 17	4,207	3,813	4,321	5,220	1,013	24%
18 to 19	2,840	2,286	2,567	3,129	289	10%
20 to 24	6,394	6,432	5,390	6,536	142	2%
25 to 29	6,373	7,093	6,276	6,995	622	10%
30 to 34	5,865	5,942	6,503	6,940	1,075	18%
35 to 39	5,677	5,953	7,272	7,282	1,605	28%
40 to 44	5,561	5,134	6,961	7,072	1,511	27%
45 to 49	4,635	4,459	4,998	6,229	1,594	34%
50 to 54	4,040	4,058	4,179	5,609	1,569	39%
55 to 59	3,319	3,647	3,439	5,165	1,846	56%
60 to 61	1,057	1,316	1,260	1,625	568	54%
62 to 64	1,373	1,685	1,658	2,022	649	47%
65 to 69	1,589	2,258	2,701	3,233	1,644	103%
70 to 74	1,090	1,518	2,221	2,454	1,364	125%
75 to 79	758	857	1,544	1,947	1,189	157%
80 to 84	621	613	1,141	1,674	1,053	170%
85 and over	523	576	646	1,220	697	133%
Median Age	28.8	29.2	31.2	31.7	2.9	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	75,252	78,416	86,003	100,237	24,985	33%
Hispanic	44,065	50,654	63,356	78,455	34,390	78%
Non-Hispanic	31,187	27,762	22,647	21,782	-9,405	-30%
White	7,915	5,588	1,137	0	-7,915	-100%
Black	8,734	7,966	5,885	4,503	-4,231	-48%
American Indian	182	162	160	144	-38	-21%
Asian	12,448	12,237	13,580	14,967	2,519	20%
Hawaiian / Pacific Islander	220	245	324	405	185	84%
Other	170	150	133	144	-26	-15%
Two or More Races	1,518	1,414	1,428	1,619	101	7%

GROWTH TRENDS IN TOTAL POPULATION



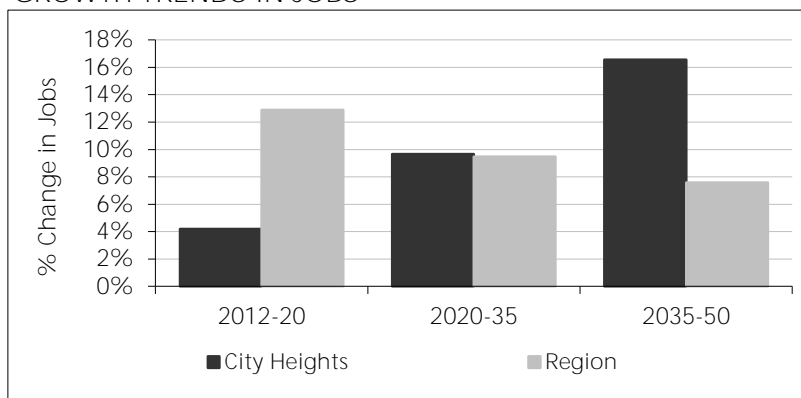
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,574	9,132	9,997	11,903	3,329	39%
Civilian Jobs	8,574	9,132	9,997	11,903	3,329	39%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,904	2,904	2,904	2,904	0	0%
Developed Acres	2,673	2,690	2,696	2,706	34	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	988	980	930	829	-158	-16%
Multiple Family	331	343	386	445	114	34%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	26	71	186	186	--
Industrial	82	83	83	78	-4	-5%
Commercial/Services	170	155	125	76	-95	-56%
Office	9	9	6	2	-7	-83%
Schools	113	115	116	111	-1	-1%
Roads and Freeways	898	898	898	898	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	81	80	80	80	-1	-1%
Vacant Developable Acres	42	29	23	12	-30	-71%
Low Density Single Family	0	0	0	0	0	0%
Single Family	19	10	10	10	-9	-45%
Multiple Family	10	9	7	0	-10	-98%
Mixed Use	7	5	3	0	-7	-93%
Industrial	3	3	2	1	-2	-82%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	-57%
Schools	2	1	1	0	-2	-88%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	185	185	185	185	0	0%
Employment Density ³	22.9	24.4	27.3	33.1	10.1	44%
Residential Density ⁴	18.0	18.3	19.6	22.9	4.8	27%

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