

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92106

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	21,921	22,480	25,469	26,547	4,626	21%
Household Population	18,895	19,465	22,431	23,492	4,597	24%
Group Quarters Population	3,026	3,015	3,038	3,055	29	1%
Civilian	1,615	1,604	1,627	1,644	29	2%
Military	1,411	1,411	1,411	1,411	0	0%
Total Housing Units	8,613	8,643	9,876	10,501	1,888	22%
Single Family	6,168	6,167	5,919	5,833	-335	-5%
Multiple Family	2,445	2,476	3,957	4,668	2,223	91%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	8,209	8,206	9,414	9,900	1,691	21%
Single Family	5,952	5,920	5,678	5,550	-402	-7%
Multiple Family	2,257	2,286	3,736	4,350	2,093	93%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.7%	5.1%	4.7%	5.7%	1.0	21%
Single Family	3.5%	4.0%	4.1%	4.9%	1.4	40%
Multiple Family	7.7%	7.7%	5.6%	6.8%	-0.9	-12%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.30	2.37	2.38	2.37	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	481	438	431	374	-107	-22%
\$15,000-\$29,999	1,003	775	741	622	-381	-38%
\$30,000-\$44,999	844	772	905	869	25	3%
\$45,000-\$59,999	567	872	776	717	150	26%
\$60,000-\$74,999	639	652	905	890	251	39%
\$75,000-\$99,999	925	1,064	1,109	1,166	241	26%
\$100,000-\$124,999	741	858	996	1,037	296	40%
\$125,000-\$149,999	522	662	750	857	335	64%
\$150,000-\$199,999	1,022	809	1,031	1,207	185	18%
\$200,000 or more	1,465	1,304	1,770	2,161	696	48%
Total Households	8,209	8,206	9,414	9,900	1,691	21%
Median Household Income						
Adjusted for inflation (\$2010)	\$90,419	\$88,957	\$96,393	\$107,522	\$17,103	19%

*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.

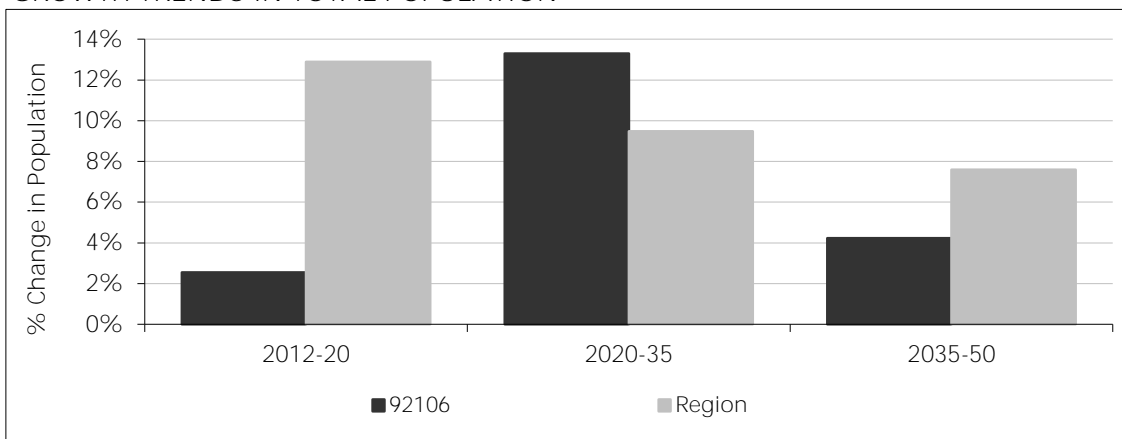
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	21,921	22,480	25,469	26,547	4,626	21%
Under 5	1,163	1,301	1,477	1,687	524	45%
5 to 9	1,017	1,129	1,261	1,481	464	46%
10 to 14	999	932	1,161	1,167	168	17%
15 to 17	557	502	624	567	10	2%
18 to 19	537	449	632	572	35	7%
20 to 24	2,765	2,602	2,983	2,881	116	4%
25 to 29	1,939	1,926	2,048	2,171	232	12%
30 to 34	1,462	1,479	1,488	1,693	231	16%
35 to 39	1,268	1,407	1,449	1,603	335	26%
40 to 44	1,254	1,182	1,376	1,298	44	4%
45 to 49	1,316	1,174	1,364	1,194	-122	-9%
50 to 54	1,403	1,169	1,349	1,269	-134	-10%
55 to 59	1,490	1,473	1,350	1,464	-26	-2%
60 to 61	519	605	479	568	49	9%
62 to 64	772	891	819	978	206	27%
65 to 69	1,026	1,323	1,243	1,455	429	42%
70 to 74	625	916	1,099	1,005	380	61%
75 to 79	599	790	1,237	1,013	414	69%
80 to 84	579	562	971	931	352	61%
85 and over	631	668	1,059	1,550	919	146%
Median Age	37.1	38.3	38.7	38.3	1.2	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	21,921	22,480	25,469	26,547	4,626	21%
Hispanic	2,680	2,947	3,536	3,836	1,156	43%
Non-Hispanic	19,241	19,533	21,933	22,711	3,470	18%
White	16,950	17,164	18,947	19,412	2,462	15%
Black	659	666	741	722	63	10%
American Indian	90	80	89	95	5	6%
Asian	753	833	1,155	1,342	589	78%
Hawaiian / Pacific Islander	63	75	108	137	74	117%
Other	97	78	61	58	-39	-40%
Two or More Races	629	637	832	945	316	50%

GROWTH TRENDS IN TOTAL POPULATION



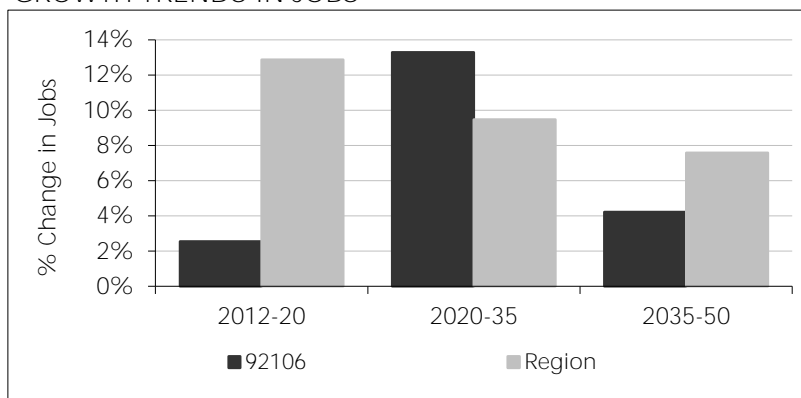
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	13,956	14,906	15,695	15,729	1,773	13%
Civilian Jobs	10,008	10,958	11,747	11,781	1,773	18%
Military Jobs	3,948	3,948	3,948	3,948	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	6,632	6,632	6,632	6,632	0	0%
Developed Acres	3,272	3,289	3,297	3,301	29	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,011	1,012	996	991	-20	-2%
Multiple Family	54	55	72	82	28	52%
Mobile Homes	0	0	0	0	0	0%
Other Residential	33	33	33	33	0	0%
Mixed Use	0	8	28	32	32	--
Industrial	72	73	72	72	0	0%
Commercial/Services	506	505	498	495	-11	-2%
Office	29	30	26	24	-4	-15%
Schools	98	103	103	103	5	5%
Roads and Freeways	578	578	578	578	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	890	890	890	890	0	0%
Vacant Developable Acres	51	35	26	22	-29	-57%
Low Density Single Family	0	0	0	0	0	0%
Single Family	14	11	11	8	-6	-45%
Multiple Family	2	2	0	0	-2	-100%
Mixed Use	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	23	17	11	11	-13	-54%
Office	2	0	0	0	-2	-100%
Schools	5	0	0	0	-5	-98%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	3,309	3,309	3,309	3,309	0	0%
Employment Density ³	14.2	15.3	16.5	16.6	2.4	17%
Residential Density ⁴	7.8	7.8	8.9	9.4	1.5	19%

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