

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92078

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	40,647	49,347	60,223	64,568	23,921	59%
Household Population	40,498	49,252	60,100	64,425	23,927	59%
Group Quarters Population	149	95	123	143	-6	-4%
Civilian	149	95	123	143	-6	-4%
Military	0	0	0	0	0	0%
Total Housing Units	16,187	19,125	22,788	24,277	8,090	50%
Single Family	8,672	9,700	9,861	9,999	1,327	15%
Multiple Family	5,002	6,912	10,414	11,765	6,763	135%
Mobile Homes	2,513	2,513	2,513	2,513	0	0%
Occupied Housing Units	15,414	18,211	21,954	23,481	8,067	52%
Single Family	8,197	9,154	9,440	9,573	1,376	17%
Multiple Family	4,908	6,741	10,209	11,646	6,738	137%
Mobile Homes	2,309	2,316	2,305	2,262	-47	-2%
Vacancy Rate	4.8%	4.8%	3.7%	3.3%	-1.5	-31%
Single Family	5.5%	5.6%	4.3%	4.3%	-1.2	-22%
Multiple Family	1.9%	2.5%	2.0%	1.0%	-0.9	-47%
Mobile Homes	8.1%	7.8%	8.3%	10.0%	1.9	23%
Persons per Household	2.63	2.70	2.74	2.74	0.1	4%

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	1,044	1,393	1,432	1,287	243	23%
\$15,000-\$29,999	2,238	2,299	2,468	2,326	88	4%
\$30,000-\$44,999	1,839	2,314	2,563	2,593	754	41%
\$45,000-\$59,999	1,804	2,148	2,546	2,551	747	41%
\$60,000-\$74,999	1,419	1,875	2,208	2,302	883	62%
\$75,000-\$99,999	2,026	2,272	2,817	3,059	1,033	51%
\$100,000-\$124,999	1,607	1,570	2,002	2,251	644	40%
\$125,000-\$149,999	872	1,060	1,411	1,630	758	87%
\$150,000-\$199,999	1,105	1,397	1,833	2,123	1,018	92%
\$200,000 or more	1,460	1,883	2,674	3,359	1,899	130%
Total Households	15,414	18,211	21,954	23,481	8,067	52%

*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.

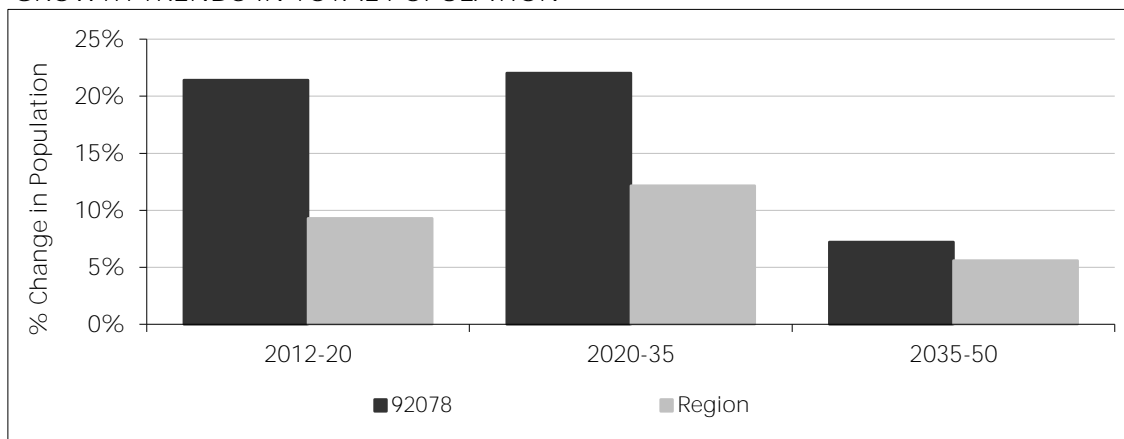
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	40,647	49,347	60,223	64,568	23,921	59%
Under 5	2,924	3,700	3,991	4,490	1,566	54%
5 to 9	3,014	3,960	4,556	4,937	1,923	64%
10 to 14	2,706	3,071	3,827	4,041	1,335	49%
15 to 17	1,523	1,459	1,853	1,891	368	24%
18 to 19	1,514	1,692	1,907	2,122	608	40%
20 to 24	2,568	3,069	3,487	3,913	1,345	52%
25 to 29	2,309	3,028	3,301	3,693	1,384	60%
30 to 34	2,645	3,298	3,650	4,136	1,491	56%
35 to 39	2,924	3,753	4,261	4,508	1,584	54%
40 to 44	3,103	3,524	4,621	4,287	1,184	38%
45 to 49	2,580	2,778	3,467	3,521	941	36%
50 to 54	2,405	2,463	3,081	3,237	832	35%
55 to 59	2,063	2,452	2,701	3,447	1,384	67%
60 to 61	778	1,024	1,020	1,131	353	45%
62 to 64	1,173	1,491	1,561	1,867	694	59%
65 to 69	1,687	2,405	2,616	2,924	1,237	73%
70 to 74	1,320	2,158	2,909	2,514	1,194	90%
75 to 79	1,098	1,526	2,705	2,326	1,228	112%
80 to 84	1,078	1,126	2,328	2,226	1,148	106%
85 and over	1,235	1,370	2,381	3,357	2,122	172%
Median Age	36.9	36.9	39.2	38.4	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	40,647	49,347	60,223	64,568	23,921	59%
Hispanic	10,783	14,472	21,239	26,202	15,419	143%
Non-Hispanic	29,864	34,875	38,984	38,366	8,502	28%
White	24,034	27,322	28,292	25,723	1,689	7%
Black	834	1,068	1,358	1,600	766	92%
American Indian	125	163	185	209	84	67%
Asian	3,378	4,349	6,393	7,575	4,197	124%
Hawaiian / Pacific Islander	103	199	294	344	241	234%
Other	110	114	124	144	34	31%
Two or More Races	1,280	1,660	2,338	2,771	1,491	116%

GROWTH TRENDS IN TOTAL POPULATION



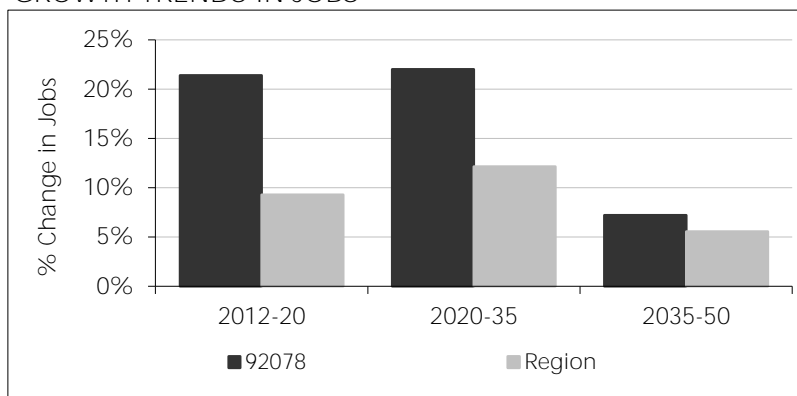
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	16,855	20,264	24,194	27,997	11,142	66%
Civilian Jobs	16,855	20,264	24,194	27,997	11,142	66%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	9,327	9,327	9,327	9,327	0	0%
Developed Acres	5,368	5,838	6,300	6,415	1,048	20%
Low Density Single Family	532	536	547	549	17	3%
Single Family	1,640	1,915	2,035	2,058	418	25%
Multiple Family	288	311	393	388	100	35%
Mobile Homes	349	349	349	342	-7	-2%
Other Residential	3	3	2	2	-1	-24%
Mixed Use	0	77	170	206	206	--
Industrial	423	409	435	460	37	9%
Commercial/Services	331	345	348	383	51	15%
Office	20	59	73	82	62	317%
Schools	108	114	114	116	8	8%
Roads and Freeways	951	967	968	968	17	2%
Agricultural and Extractive ²	375	368	352	349	-26	-7%
Parks and Military Use	349	386	514	514	165	47%
Vacant Developable Acres	1,614	1,144	682	567	-1,047	-65%
Low Density Single Family	394	390	380	377	-17	-4%
Single Family	582	293	120	94	-488	-84%
Multiple Family	61	41	0	0	-61	-100%
Mixed Use	125	74	28	4	-121	-97%
Industrial	114	93	51	13	-100	-88%
Commercial/Services	71	45	28	9	-62	-87%
Office	29	12	9	4	-25	-86%
Schools	38	32	31	30	-8	-21%
Parks and Other	196	159	31	31	-165	-84%
Future Roads and Freeways	4	5	5	4	0	0%
Constrained Acres	2,344	2,344	2,344	2,344	0	0%
Employment Density ³	19.1	21.0	22.9	24.5	5.4	28%
Residential Density ⁴	5.8	6.1	6.7	7.1	1.3	23%

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