

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91902

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,235	17,873	18,441	19,693	2,458	14%
Household Population	17,183	17,841	18,389	19,629	2,446	14%
Group Quarters Population	52	32	52	64	12	23%
Civilian	52	32	52	64	12	23%
Military	0	0	0	0	0	0%
Total Housing Units	6,002	6,161	6,291	6,784	782	13%
Single Family	5,209	5,372	5,518	5,420	211	4%
Multiple Family	793	789	773	1,364	571	72%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	5,783	5,915	6,091	6,516	733	13%
Single Family	4,999	5,134	5,326	5,166	167	3%
Multiple Family	784	781	765	1,350	566	72%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.6%	4.0%	3.2%	4.0%	0.4	11%
Single Family	4.0%	4.4%	3.5%	4.7%	0.7	18%
Multiple Family	1.1%	1.0%	1.0%	1.0%	-0.1	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.97	3.02	3.02	3.01	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	197	230	174	134	-63	-32%
\$15,000-\$29,999	431	434	383	362	-69	-16%
\$30,000-\$44,999	786	584	521	496	-290	-37%
\$45,000-\$59,999	669	706	635	621	-48	-7%
\$60,000-\$74,999	686	581	634	629	-57	-8%
\$75,000-\$99,999	941	931	914	957	16	2%
\$100,000-\$124,999	664	772	763	785	121	18%
\$125,000-\$149,999	452	548	633	720	268	59%
\$150,000-\$199,999	555	618	752	904	349	63%
\$200,000 or more	402	511	682	908	506	126%
Total Households	5,783	5,915	6,091	6,516	733	13%

*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.

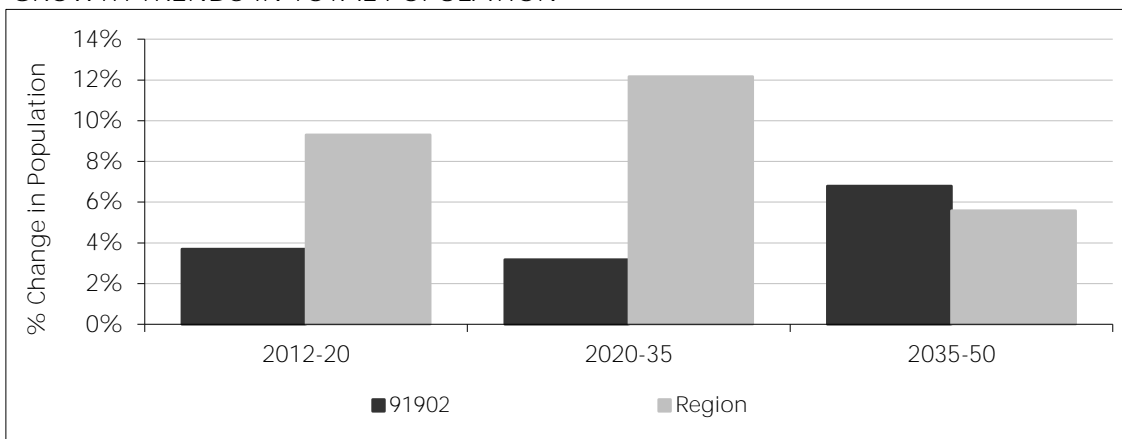
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,235	17,873	18,441	19,693	2,458	14%
Under 5	990	1,001	898	873	-117	-12%
5 to 9	993	928	888	933	-60	-6%
10 to 14	1,135	1,004	947	999	-136	-12%
15 to 17	678	599	619	623	-55	-8%
18 to 19	550	400	404	412	-138	-25%
20 to 24	1,114	1,030	924	956	-158	-14%
25 to 29	1,103	1,149	949	977	-126	-11%
30 to 34	977	962	882	900	-77	-8%
35 to 39	891	954	950	951	60	7%
40 to 44	1,139	955	1,126	1,036	-103	-9%
45 to 49	1,180	1,004	1,050	1,188	8	1%
50 to 54	1,157	1,162	1,180	1,306	149	13%
55 to 59	1,283	1,420	1,274	1,686	403	31%
60 to 61	484	591	518	623	139	29%
62 to 64	702	873	784	944	242	34%
65 to 69	906	1,264	1,286	1,410	504	56%
70 to 74	665	1,052	1,365	1,273	608	91%
75 to 79	524	703	1,053	943	419	80%
80 to 84	398	384	748	809	411	103%
85 and over	366	438	596	851	485	133%
Median Age	40.8	44.8	48.0	50.0	9.2	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,235	17,873	18,441	19,693	2,458	14%
Hispanic	7,623	8,579	10,083	12,317	4,694	62%
Non-Hispanic	9,612	9,294	8,358	7,376	-2,236	-23%
White	5,970	5,577	3,902	2,091	-3,879	-65%
Black	656	594	610	655	-1	0%
American Indian	55	77	123	160	105	191%
Asian	2,235	2,221	2,633	3,039	804	36%
Hawaiian / Pacific Islander	106	120	157	251	145	137%
Other	28	49	77	75	47	168%
Two or More Races	562	656	856	1,105	543	97%

GROWTH TRENDS IN TOTAL POPULATION



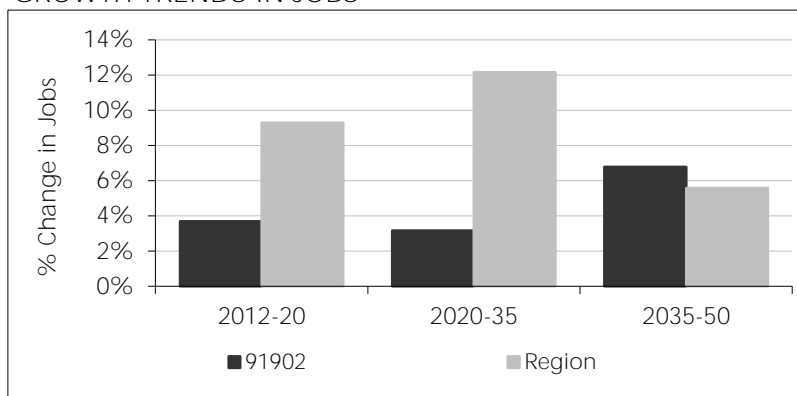
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,797	2,967	2,991	3,000	203	7%
Civilian Jobs	2,797	2,967	2,991	3,000	203	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	6,117	6,117	6,117	6,117	0	0%
Developed Acres	4,173	4,346	4,409	4,534	361	9%
Low Density Single Family	188	198	212	269	81	43%
Single Family	2,098	2,213	2,280	2,289	191	9%
Multiple Family	17	18	17	43	26	150%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	45	45	45	45	0	0%
Commercial/Services	337	353	354	395	58	17%
Office	5	5	5	5	-1	-13%
Schools	32	32	32	32	-1	-2%
Roads and Freeways	650	650	650	650	0	0%
Agricultural and Extractive ²	35	35	26	26	-9	-27%
Parks and Military Use	765	797	789	780	16	2%
Vacant Developable Acres	416	243	180	55	-361	-87%
Low Density Single Family	98	88	73	17	-81	-83%
Single Family	136	71	44	24	-112	-83%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	64	56	56	14	-49	-77%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	119	29	6	0	-119	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,528	1,528	1,528	1,528	0	0%
Employment Density ³	6.7	6.8	6.9	6.3	-0.4	-5%
Residential Density ⁴	2.6	2.5	2.5	2.6	0.0	0%

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