

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92008

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	27,720	29,632	32,741	33,280	5,560	20%
Household Population	27,143	29,089	32,159	32,677	5,534	20%
Group Quarters Population	577	543	582	603	26	5%
Civilian	577	543	582	603	26	5%
Military	0	0	0	0	0	0%
Total Housing Units	12,544	13,184	14,450	14,677	2,133	17%
Single Family	6,530	6,900	7,213	7,219	689	11%
Multiple Family	5,858	6,127	7,080	7,301	1,443	25%
Mobile Homes	156	157	157	157	1	1%
Occupied Housing Units	11,632	12,179	13,505	13,770	2,138	18%
Single Family	6,167	6,484	6,872	6,845	678	11%
Multiple Family	5,341	5,569	6,508	6,802	1,461	27%
Mobile Homes	124	126	125	123	-1	-1%
Vacancy Rate	7.3%	7.6%	6.5%	6.2%	-1.1	-15%
Single Family	5.6%	6.0%	4.7%	5.2%	-0.4	-7%
Multiple Family	8.8%	9.1%	8.1%	6.8%	-2.0	-23%
Mobile Homes	20.5%	19.7%	20.4%	21.7%	1.2	6%
Persons per Household	2.33	2.39	2.38	2.37	0.0	2%

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	907	951	884	759	-148	-16%
\$15,000-\$29,999	1,477	1,481	1,454	1,296	-181	-12%
\$30,000-\$44,999	1,645	1,608	1,660	1,547	-98	-6%
\$45,000-\$59,999	1,424	1,485	1,595	1,544	120	8%
\$60,000-\$74,999	1,300	1,267	1,408	1,410	110	8%
\$75,000-\$99,999	1,400	1,616	1,859	1,929	529	38%
\$100,000-\$124,999	1,117	1,108	1,317	1,421	304	27%
\$125,000-\$149,999	636	752	914	1,017	381	60%
\$150,000-\$199,999	708	870	1,080	1,237	529	75%
\$200,000 or more	1,018	1,041	1,334	1,610	592	58%
Total Households	11,632	12,179	13,505	13,770	2,138	18%

*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.

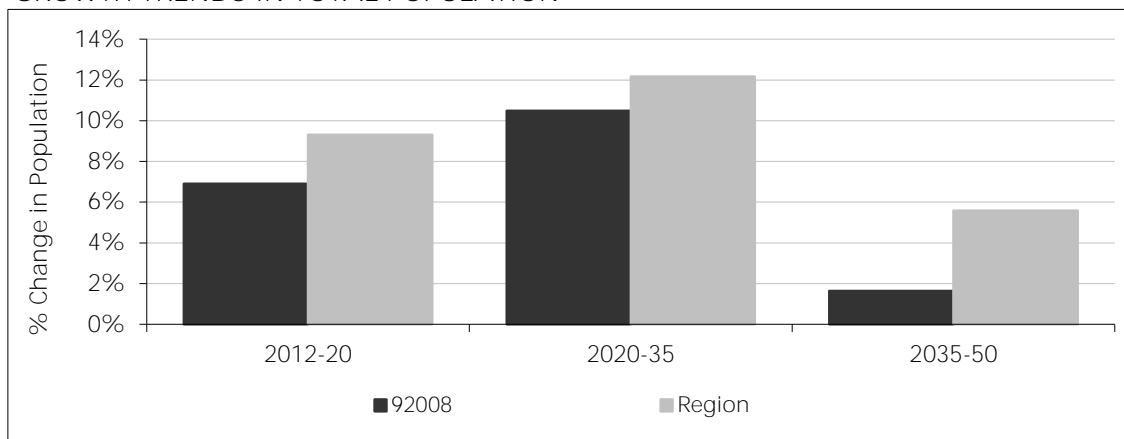
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	27,720	29,632	32,741	33,280	5,560	20%
Under 5	1,317	1,585	1,509	1,681	364	28%
5 to 9	1,408	1,568	1,581	1,703	295	21%
10 to 14	1,490	1,464	1,606	1,650	160	11%
15 to 17	1,127	975	1,182	1,089	-38	-3%
18 to 19	802	582	689	558	-244	-30%
20 to 24	1,725	1,584	1,661	1,421	-304	-18%
25 to 29	2,396	2,476	2,227	2,371	-25	-1%
30 to 34	2,281	2,358	2,183	2,560	279	12%
35 to 39	1,740	2,096	1,947	2,093	353	20%
40 to 44	1,770	1,758	2,127	1,848	78	4%
45 to 49	1,787	1,619	1,939	1,653	-134	-7%
50 to 54	2,011	1,808	2,001	1,795	-216	-11%
55 to 59	1,894	2,052	1,818	1,988	94	5%
60 to 61	697	834	646	757	60	9%
62 to 64	1,021	1,239	1,052	1,210	189	19%
65 to 69	1,241	1,704	1,672	1,858	617	50%
70 to 74	764	1,296	1,710	1,501	737	96%
75 to 79	699	976	1,814	1,410	711	102%
80 to 84	641	687	1,579	1,478	837	131%
85 and over	909	971	1,798	2,656	1,747	192%
Median Age	38.8	40.4	44.2	44.1	5.3	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	27,720	29,632	32,741	33,280	5,560	20%
Hispanic	5,634	6,734	8,223	8,909	3,275	58%
Non-Hispanic	22,086	22,898	24,518	24,371	2,285	10%
White	19,732	20,393	21,446	21,104	1,372	7%
Black	265	275	238	173	-92	-35%
American Indian	102	76	43	27	-75	-74%
Asian	1,140	1,273	1,708	1,879	739	65%
Hawaiian / Pacific Islander	56	63	76	99	43	77%
Other	46	34	23	13	-33	-72%
Two or More Races	745	784	984	1,076	331	44%

GROWTH TRENDS IN TOTAL POPULATION



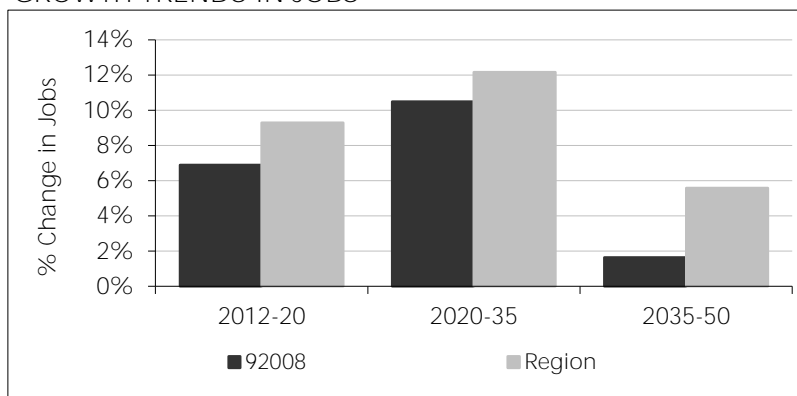
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	35,962	40,996	44,318	44,332	8,370	23%
Civilian Jobs	35,962	40,996	44,318	44,332	8,370	23%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	6,896	6,896	6,896	6,896	0	0%
Developed Acres	4,862	4,989	5,071	5,072	210	4%
Low Density Single Family	12	18	18	18	6	52%
Single Family	1,412	1,489	1,533	1,533	121	9%
Multiple Family	259	264	274	275	15	6%
Mobile Homes	18	19	18	18	-1	-4%
Other Residential	9	9	9	9	0	0%
Mixed Use	0	13	64	84	84	--
Industrial	901	862	881	881	-20	-2%
Commercial/Services	566	615	614	609	44	8%
Office	236	246	249	246	10	4%
Schools	99	99	99	92	-8	-8%
Roads and Freeways	1,002	1,075	1,075	1,075	73	7%
Agricultural and Extractive ²	165	98	55	55	-109	-66%
Parks and Military Use	182	182	182	177	-5	-2%
Vacant Developable Acres	212	86	4	3	-209	-99%
Low Density Single Family	6	0	0	0	-6	-100%
Single Family	101	55	2	2	-99	-98%
Multiple Family	4	3	1	0	-4	-99%
Mixed Use	2	0	0	0	-2	-100%
Industrial	56	23	0	0	-56	-100%
Commercial/Services	24	2	0	0	-24	-100%
Office	16	1	0	0	-16	-100%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,821	1,821	1,821	1,821	0	0%
Employment Density ³	20.0	22.4	23.6	23.7	3.8	19%
Residential Density ⁴	7.3	7.3	7.7	7.7	0.4	6%

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