

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92078

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	41,248	50,401	61,283	65,631	24,383	59%
Household Population	41,099	50,306	61,160	65,488	24,389	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	16,387	19,465	23,128	24,617	8,230	50%
Single Family	8,522	9,550	9,711	9,849	1,327	16%
Multiple Family	5,352	7,402	10,904	12,255	6,903	129%
Mobile Homes	2,513	2,513	2,513	2,513	0	0%
Occupied Housing Units	15,614	18,547	22,291	23,821	8,207	53%
Single Family	8,047	9,004	9,290	9,423	1,376	17%
Multiple Family	5,258	7,227	10,696	12,136	6,878	131%
Mobile Homes	2,309	2,316	2,305	2,262	-47	-2%
Vacancy Rate	4.7%	4.7%	3.6%	3.2%	-1.5	-32%
Single Family	5.6%	5.7%	4.3%	4.3%	-1.3	-23%
Multiple Family	1.8%	2.4%	1.9%	1.0%	-0.8	-44%
Mobile Homes	8.1%	7.8%	8.3%	10.0%	1.9	23%
Persons per Household	2.63	2.71	2.74	2.75	0.1	5%

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	1,002	1,416	1,452	1,303	301	30%
\$15,000-\$29,999	2,210	2,334	2,499	2,358	148	7%
\$30,000-\$44,999	1,821	2,349	2,593	2,618	797	44%
\$45,000-\$59,999	1,790	2,175	2,573	2,580	790	44%
\$60,000-\$74,999	1,648	1,903	2,236	2,322	674	41%
\$75,000-\$99,999	2,026	2,317	2,855	3,100	1,074	53%
\$100,000-\$124,999	1,596	1,598	2,033	2,285	689	43%
\$125,000-\$149,999	859	1,086	1,438	1,658	799	93%
\$150,000-\$199,999	1,066	1,434	1,875	2,163	1,097	103%
\$200,000 or more	1,596	1,935	2,737	3,434	1,838	115%
Total Households	15,614	18,547	22,291	23,821	8,207	53%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,956	\$67,878	\$73,608	\$80,883	\$11,927	17%

*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.

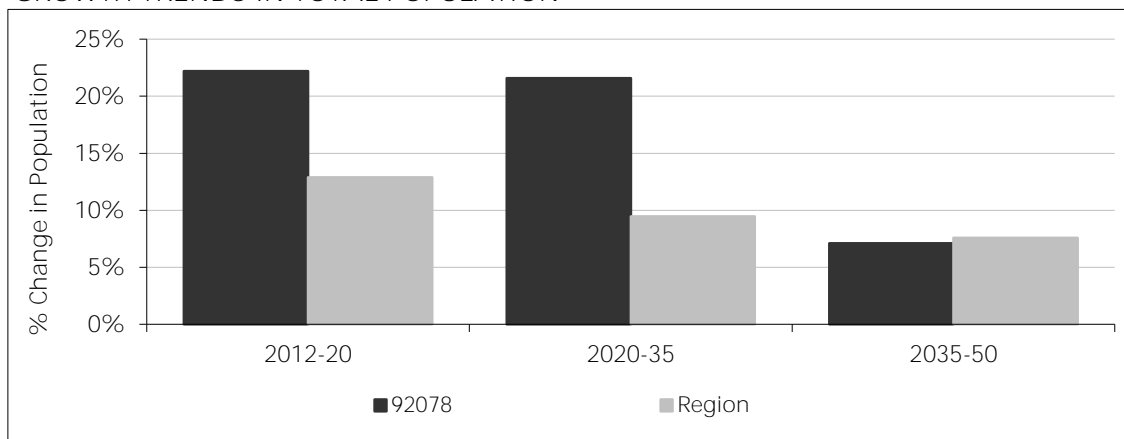
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	41,248	50,401	61,283	65,631	24,383	59%
Under 5	2,970	3,809	4,044	4,575	1,605	54%
5 to 9	3,067	4,042	4,664	5,074	2,007	65%
10 to 14	2,808	3,140	3,898	4,129	1,321	47%
15 to 17	1,521	1,495	1,913	1,943	422	28%
18 to 19	1,529	1,707	1,914	2,137	608	40%
20 to 24	2,574	3,122	3,525	3,925	1,351	52%
25 to 29	2,343	3,083	3,328	3,755	1,412	60%
30 to 34	2,682	3,359	3,721	4,173	1,491	56%
35 to 39	2,961	3,817	4,324	4,579	1,618	55%
40 to 44	3,164	3,652	4,731	4,370	1,206	38%
45 to 49	2,616	2,850	3,553	3,612	996	38%
50 to 54	2,454	2,522	3,145	3,287	833	34%
55 to 59	2,118	2,535	2,779	3,514	1,396	66%
60 to 61	794	1,021	1,025	1,143	349	44%
62 to 64	1,189	1,528	1,585	1,900	711	60%
65 to 69	1,712	2,444	2,683	2,973	1,261	74%
70 to 74	1,330	2,208	2,923	2,547	1,217	92%
75 to 79	1,104	1,544	2,740	2,357	1,253	113%
80 to 84	1,067	1,137	2,362	2,227	1,160	109%
85 and over	1,245	1,386	2,426	3,411	2,166	174%
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	41,248	50,401	61,283	65,631	24,383	59%
Hispanic	10,891	14,652	21,451	26,423	15,532	143%
Non-Hispanic	30,357	35,749	39,832	39,208	8,851	29%
White	24,460	28,066	28,987	26,398	1,938	8%
Black	833	1,059	1,376	1,614	781	94%
American Indian	121	161	185	209	88	73%
Asian	3,433	4,476	6,514	7,701	4,268	124%
Hawaiian / Pacific Islander	103	198	296	348	245	238%
Other	107	112	123	145	38	36%
Two or More Races	1,300	1,677	2,351	2,793	1,493	115%

GROWTH TRENDS IN TOTAL POPULATION



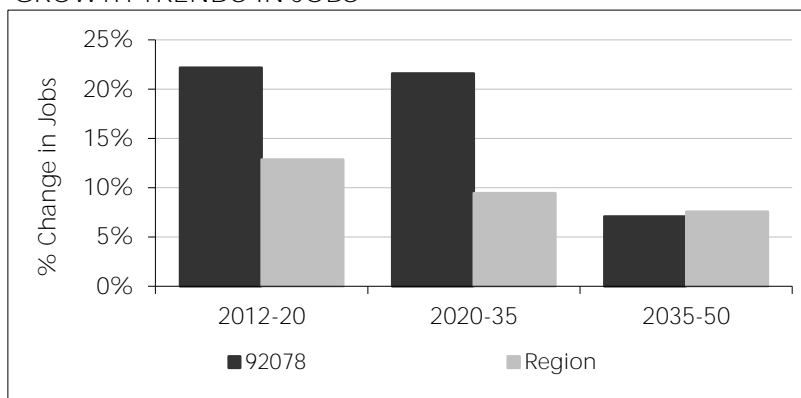
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	16,847	20,241	24,171	27,974	11,127	66%
Civilian Jobs	16,847	20,241	24,171	27,974	11,127	66%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	9,247	9,247	9,247	9,247	0	0%
Developed Acres	5,361	5,831	6,293	6,408	1,047	20%
Low Density Single Family	532	536	547	549	17	3%
Single Family	1,626	1,901	2,021	2,044	418	26%
Multiple Family	304	332	414	409	105	34%
Mobile Homes	349	349	349	342	-7	-2%
Other Residential	3	3	2	2	-1	-24%
Mixed Use	0	77	170	206	206	--
Industrial	422	408	434	459	37	9%
Commercial/Services	331	345	348	383	51	15%
Office	20	59	73	82	62	317%
Schools	108	109	110	111	3	3%
Roads and Freeways	940	957	957	957	17	2%
Agricultural and Extractive ²	375	368	352	349	-26	-7%
Parks and Military Use	351	388	516	516	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	66	41	0	0	-66	-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	33	32	31	30	-3	-10%
Parks and Other	196	159	31	31	-165	-84%
Future Roads and Freeways	4	5	5	4	0	0%
Constrained Acres	2,272	2,272	2,272	2,272	0	0%
Employment Density ³	19.1	21.1	23.0	24.6	5.5	29%
Residential Density ⁴	5.8	6.2	6.8	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