

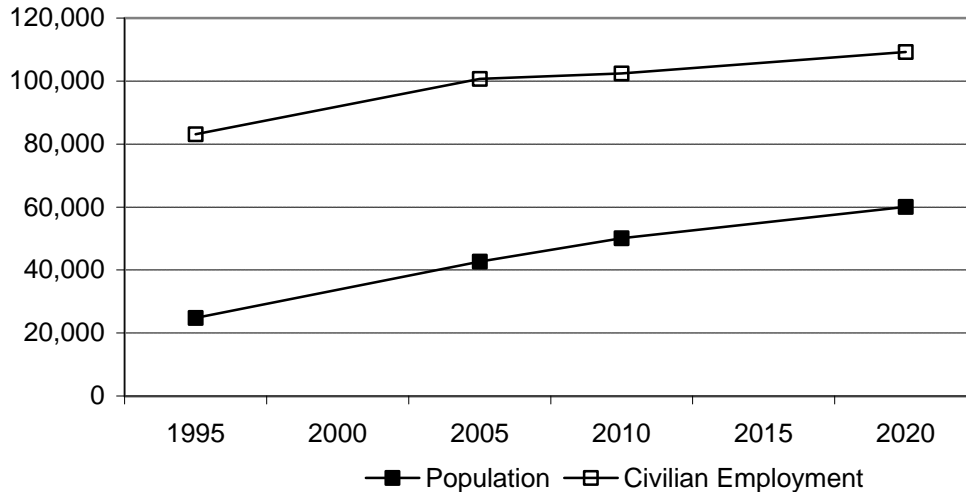


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**Population and Housing**

	<u>1995</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>	<u>1995 to 2020 Change</u>	
					<u>Numeric</u>	<u>Percent</u>
<b>TOTAL POPULATION</b>	24,775	42,682	50,117	60,073	35,298	142%
Household Population	16,113	30,892	37,722	46,824	30,711	191%
Group Quarters Population	8,662	11,790	12,395	13,249	4,587	53%
Civilian	5,408	6,539	7,144	7,998	2,590	48%
Military	3,254	5,251	5,251	5,251	1,997	61%
<b>TOTAL HOUSING UNITS</b>	10,915	19,525	24,004	30,044	19,129	175%
Single Family	532	511	476	375	-157	-30%
Multiple Family	10,381	19,012	23,526	29,667	19,286	186%
Mobile Homes	2	2	2	2	0	0%
<b>OCCUPIED HOUSING UNITS</b>	10,177	18,359	22,540	28,246	18,069	178%
Single Family	492	494	457	365	-127	-26%
Multiple Family	9,685	17,865	22,083	27,881	18,196	188%
Mobile Homes	0	0	0	0	0	0%
<b>VACANCY RATE</b>	6.8%	6.0%	6.1%	6.0%	-0.8%	-12%
Single Family	7.5%	3.3%	4.0%	2.7%	-4.8%	-64%
Multiple Family	6.7%	6.0%	6.1%	6.0%	-0.7%	-10%
Mobile Homes	100.0%	100.0%	100.0%	100.0%	0.0%	0%
<b>PERSONS PER HOUSEHOLD</b>	1.58	1.68	1.67	1.66	0.08	5%

**Population and Employment, 1995 to 2020**





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### Population by Age Group

	<u>1995</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>	<u>1995 to 2020 Change</u>	
					<u>Numeric</u>	<u>Percent</u>
<b>TOTAL POPULATION</b>	24,775	42,682	50,117	60,073	35,298	142%
Under 5	1,089	1,744	2,327	3,242	2,153	198%
5 to 9	704	1,513	2,036	2,741	2,037	289%
10 to 14	486	1,282	1,681	2,112	1,626	335%
15 to 17	240	510	914	1,096	856	357%
18 to 19	949	1,437	1,842	1,938	989	104%
20 to 24	2,728	4,583	5,068	6,060	3,332	122%
25 to 29	2,704	3,678	4,244	5,626	2,922	108%
30 to 34	2,943	3,672	3,943	4,654	1,711	58%
35 to 39	2,792	4,345	4,090	4,435	1,643	59%
40 to 44	2,188	4,263	4,473	3,841	1,653	76%
45 to 49	1,714	3,645	4,400	3,766	2,052	120%
50 to 54	1,250	2,865	3,758	4,226	2,976	238%
55 to 59	953	2,235	2,902	4,182	3,229	339%
60 to 64	830	1,578	2,238	3,440	2,610	314%
65 to 69	779	1,206	1,567	2,563	1,784	229%
70 to 74	806	1,090	1,262	2,061	1,255	156%
75 and over	1,620	3,036	3,372	4,090	2,470	152%
<i>% Under 18</i>	10%	12%	14%	15%	5.1%	N/A
<i>% 18 to 64</i>	77%	76%	74%	70%	-6.7%	N/A
<i>% 65 and over</i>	13%	12%	12%	15%	1.6%	N/A
<b>Median Age</b>	36.0	38.4	38.7	37.9	1.9	5%

### Population by Ethnicity

	<u>1995</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>	<u>1995 to 2020 Change</u>	
					<u>Numeric</u>	<u>Percent</u>
<b>TOTAL POPULATION</b>	24,775	42,682	50,117	60,073	35,298	142%
Hispanic	7,285	16,698	22,974	33,160	25,875	355%
Non-Hispanic						
White	13,086	18,534	18,556	17,022	3,936	30%
Black	3,242	5,592	6,581	7,743	4,501	139%
Asian/Other	1,162	1,858	2,006	2,148	986	85%
<i>% Hispanic</i>	29%	39%	46%	55%	25.8%	N/A
<i>% Non-Hispanic</i>						
White	53%	43%	37%	28%	-24.5%	N/A
Black	13%	13%	13%	13%	-0.2%	N/A
Asian/Other	5%	4%	4%	4%	-1.1%	N/A



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### Daytime Population<sup>1</sup>

	1995	2005	2010	2020	1995 to 2020 Change	
					Numeric	Percent
<b>TOTAL POPULATION</b>	24,775	42,682	50,117	60,073	35,298	142%
<b>DAYTIME POPULATION</b>	98,760	131,841	143,092	156,875	58,115	59%
Difference	73,985	89,159	92,975	96,802	22,817	31%

1. Persons in this area at 11:00 a.m. on an average weekday.

### Household Income

HOUSEHOLD INCOME (Constant (1995) Dollars)	Number of Households				1995 to 2020 Change	
	1995	2005	2010	2020	Numeric	Percent
Less than \$10,000	3,109	3,169	2,913	2,045	-1,064	-34%
\$10,000-\$14,999	1,351	2,068	2,152	1,752	401	30%
\$15,000-\$24,999	1,736	3,827	4,385	4,162	2,426	140%
\$25,000-\$34,999	1,028	2,955	3,652	3,948	2,920	284%
\$35,000-\$49,999	1,180	2,876	3,888	5,026	3,846	326%
\$50,000-\$74,999	873	2,219	3,313	5,479	4,606	528%
\$75,000-\$99,999	492	781	1,294	2,798	2,306	469%
\$100,000 or more	408	464	943	3,036	2,628	644%
Total Households	10,177	18,359	22,540	28,246	18,069	178%
<b>MEDIAN HOUSEHOLD INCOME</b>						
Current Dollars	\$18,621	\$36,318	\$50,903	\$106,285	\$87,664	471%
Constant (1995) Dollars	\$18,621	\$25,391	\$29,984	\$41,614	\$22,993	123%

#### For more 2020 Cities/County Forecast information:

The Glossary of Terms includes definitions for each of the items tabulated in this profile. If a glossary did not come with this profile, call SANDAG at (619) 595-5347, or go to [www.sandag.org/data\\_services/forecasts/](http://www.sandag.org/data_services/forecasts/). Select "Profiles," then "Glossary" to view the glossary on line.

Also on SANDAG's web site are profiles for many other geographic areas, documentation of SANDAG's forecast methodology, and publications summarizing the forecast.



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### Employment<sup>1</sup>

	<u>1995</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>	<u>1995 to 2020 Change</u>	
					<u>Numeric</u>	<u>Percent</u>
<b>EMPLOYMENT</b>	87,639	104,581	106,388	113,122	25,483	29%
<b>Civilian Employment</b>	83,070	100,662	102,469	109,203	26,133	31%
Wage and Salary Employment	78,301	94,940	96,646	102,942	24,641	31%
Self-Employed and Domestic	4,769	5,722	5,823	6,261	1,492	31%
<b>Military Employment</b>	4,569	3,919	3,919	3,919	-650	-14%
<b>EMPLOYMENT/HOUSING RATIO<sup>2</sup></b>	7.61	5.16	4.27	3.63	-3.98	-52%

### Wage and Salary Employment by Industry

	<u>1995</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>	<u>1995 to 2020 Change</u>	
					<u>Numeric</u>	<u>Percent</u>
<b>ALL INDUSTRIES</b>	78,301	94,940	96,646	102,942	24,641	31%
Ag., Mining & Construction	575	860	877	958	383	67%
Manufacturing	5,804	4,733	4,436	4,203	-1,601	-28%
Transp., Comm. & Utilities	4,286	4,507	4,537	4,689	403	9%
Wholesale Trade	1,149	1,432	1,477	1,631	482	42%
Retail Trade	9,749	11,143	11,289	11,920	2,171	22%
Finance, Ins. & Real Estate	3,832	5,782	5,963	6,575	2,743	72%
Services	27,250	33,896	34,467	36,957	9,707	36%
Government	25,656	32,587	33,600	36,009	10,353	40%

### Wage and Salary Employment by Occupation

	<u>1995</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>	<u>1995 to 2020 Change</u>	
					<u>Numeric</u>	<u>Percent</u>
<b>ALL OCCUPATIONS</b>	78,301	94,940	96,646	102,942	24,641	31%
Managerial/Administrative	4,872	6,152	6,369	6,803	1,931	40%
Professional/Technical	19,952	26,346	27,219	29,328	9,376	47%
Sales	6,020	7,211	7,343	7,764	1,744	29%
Clerical/Administrative Support	19,265	21,766	21,705	22,911	3,646	19%
Service	15,288	18,833	19,114	20,282	4,994	33%
Agriculture/Forestry/Fishing	640	827	868	950	310	48%
Production/Const./Maintenance	12,264	13,805	14,028	14,904	2,640	22%
<b>Average Annual Wages (1995 \$)</b>	\$28,909	\$32,308	\$33,680	\$36,234	7,325	25%

1. The number of jobs within this area.

2. Civilian Employment per housing unit.



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### Land Use

	<u>1995</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>	<u>1995 to 2020 Change</u>	
					<u>Numeric</u>	<u>Percent</u>
<b>TOTAL ACRES</b>	5,873	5,873	5,873	5,873	0	0%
<b>Developed Acres</b>	5,772	5,824	5,830	5,855	83	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	21	19	15	8	-13	-62%
Multiple Family	114	154	174	203	90	79%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	3	3	3	1	30%
Industrial	943	884	871	858	-85	-9%
Commercial/Services	688	743	744	751	62	9%
Office	135	152	155	163	28	21%
Schools	95	96	96	96	1	1%
Roads and Freeways	905	905	905	905	0	0%
Agricultural and Extractive <sup>1</sup>	12	12	12	12	0	0%
Parks and Military Use	2,855	2,855	2,855	2,855	0	0%
<b>Vacant Developable Acres</b>	101	48	42	17	-83	-83%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	21	10	6	0	-21	-100%
Industrial	9	7	7	3	-7	-70%
Commercial/Services	43	14	13	0	-43	-100%
Office	25	17	16	15	-11	-42%
Schools	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
<b>Constrained Acres</b>	1	1	1	1	0	0%
<b>EMPLOYMENT DENSITY<sup>2</sup></b>	44.6	53.7	54.9	58.5	13.8	31%
<b>RESIDENTIAL DENSITY<sup>3</sup></b>	79.4	110.7	125.2	140.1	60.7	76%

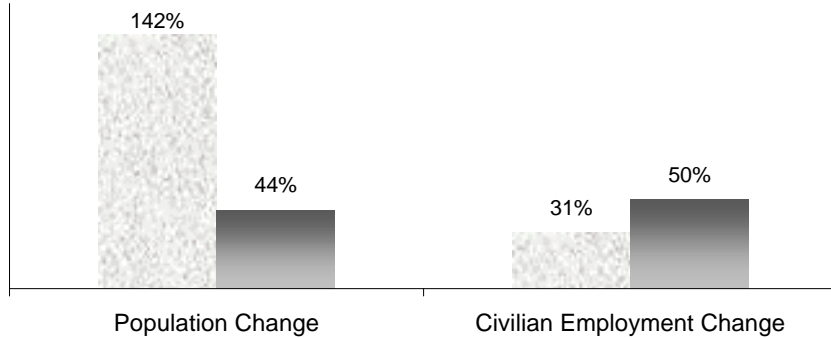
1. This is not a forecast of agricultural land, because the 2020 Cities/County Forecast does not account for land that may become agricultural in the future. Also, some types of development that occurs on agricultural land, such as low density single family residential, may not preclude the continuation of existing agricultural use.
2. Civilian employment per developed employment acre (industrial, retail, office, and schools).
3. Total housing units per developed residential acre.



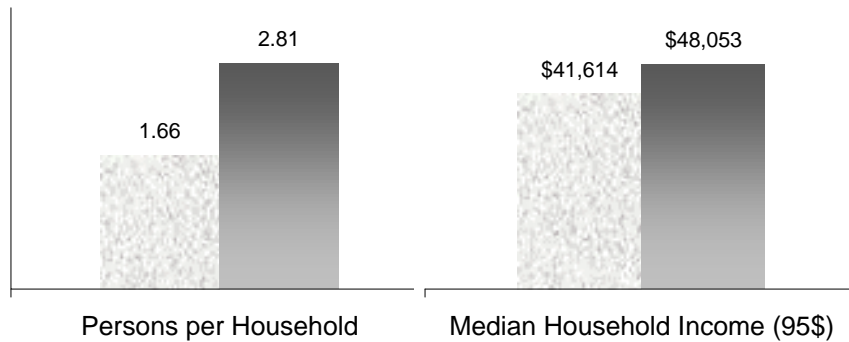
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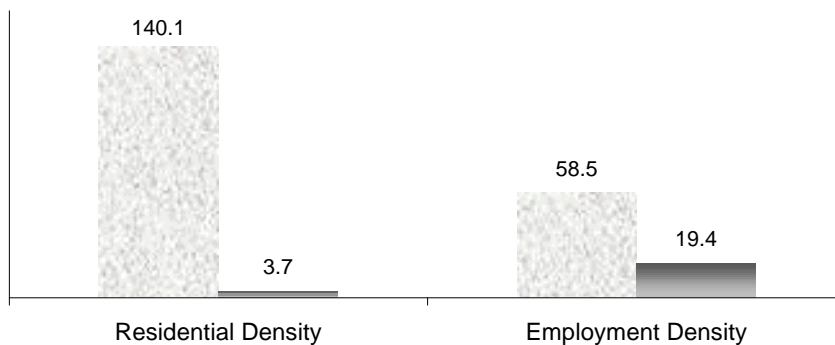
**Percent Change in Population and Employment, 1995 to 2020**



**Persons per Household and Median Household Income in 2020**



**Residential and Employment Densities in 2020<sup>1</sup>**



1. Residential density is total housing units per developed residential acre. Employment density is civilian employment per developed employment acre (industrial, retail, office, and schools).