

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91941

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	33,754	34,452	36,211	39,009	5,255	16%
Household Population	33,464	34,201	35,914	38,686	5,222	16%
Group Quarters Population	290	251	297	323	33	11%
Civilian	290	251	297	323	33	11%
Military	0	0	0	0	0	0%
Total Housing Units	13,343	13,387	13,998	15,250	1,907	14%
Single Family	9,785	9,929	10,086	10,176	391	4%
Multiple Family	3,558	3,458	3,912	5,074	1,516	43%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	13,055	13,068	13,740	14,856	1,801	14%
Single Family	9,553	9,669	9,908	9,917	364	4%
Multiple Family	3,502	3,399	3,832	4,939	1,437	41%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.4%	1.8%	2.6%	0.4	18%
Single Family	2.4%	2.6%	1.8%	2.5%	0.1	4%
Multiple Family	1.6%	1.7%	2.0%	2.7%	1.1	69%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.62	2.61	2.60	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	680	712	596	540	-140	-21%
\$15,000-\$29,999	1,402	1,340	1,202	1,159	-243	-17%
\$30,000-\$44,999	1,825	1,665	1,566	1,482	-343	-19%
\$45,000-\$59,999	1,432	1,535	1,512	1,629	197	14%
\$60,000-\$74,999	1,741	1,436	1,614	1,474	-267	-15%
\$75,000-\$99,999	1,829	1,976	1,931	2,186	357	20%
\$100,000-\$124,999	1,452	1,321	1,524	1,806	354	24%
\$125,000-\$149,999	861	978	1,123	1,202	341	40%
\$150,000-\$199,999	949	1,007	1,277	1,607	658	69%
\$200,000 or more	884	1,098	1,395	1,771	887	100%
Total Households	13,055	13,068	13,740	14,856	1,801	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$70,240	\$73,391	\$79,920	\$88,083	\$17,843	25%

*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.

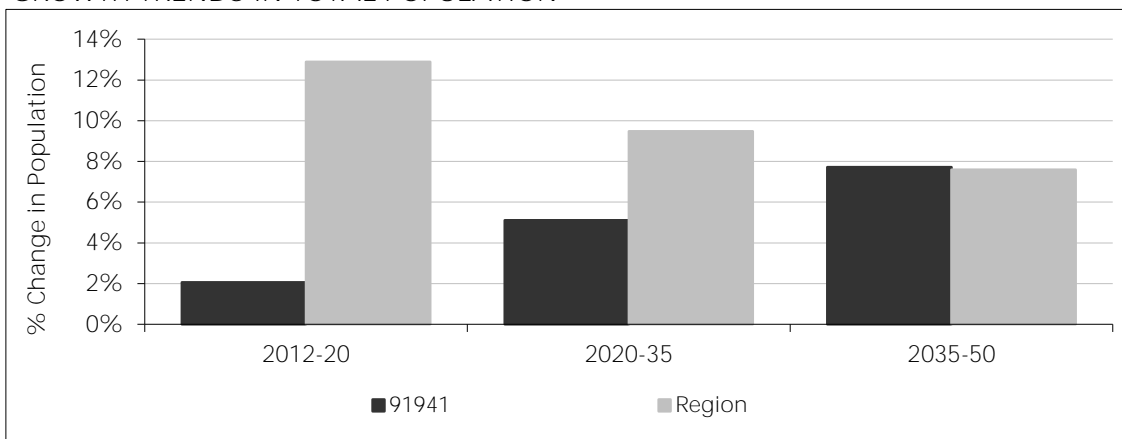
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	33,754	34,452	36,211	39,009	5,255	16%
Under 5	1,955	2,239	2,094	2,396	441	23%
5 to 9	2,063	2,211	2,246	2,602	539	26%
10 to 14	1,861	1,729	1,920	2,023	162	9%
15 to 17	1,314	1,061	1,211	1,163	-151	-11%
18 to 19	922	652	685	634	-288	-31%
20 to 24	2,221	2,083	1,958	2,124	-97	-4%
25 to 29	2,424	2,517	2,322	2,673	249	10%
30 to 34	2,190	2,189	2,146	2,518	328	15%
35 to 39	1,900	2,180	2,134	2,319	419	22%
40 to 44	2,177	1,918	2,329	2,117	-60	-3%
45 to 49	2,324	1,900	2,191	2,108	-216	-9%
50 to 54	2,575	2,139	2,273	2,348	-227	-9%
55 to 59	2,493	2,509	2,011	2,461	-32	-1%
60 to 61	890	1,047	816	937	47	5%
62 to 64	1,104	1,405	1,075	1,337	233	21%
65 to 69	1,547	2,085	1,921	2,102	555	36%
70 to 74	1,103	1,750	2,003	1,831	728	66%
75 to 79	890	1,089	1,858	1,536	646	73%
80 to 84	797	753	1,432	1,367	570	72%
85 and over	1,004	996	1,586	2,413	1,409	140%
Median Age	40.1	41.0	43.0	42.5	2.4	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	33,754	34,452	36,211	39,009	5,255	16%
Hispanic	7,379	8,655	11,188	14,376	6,997	95%
Non-Hispanic	26,375	25,797	25,023	24,633	-1,742	-7%
White	20,647	19,396	16,692	14,198	-6,449	-31%
Black	2,310	2,612	3,205	3,955	1,645	71%
American Indian	155	131	133	117	-38	-25%
Asian	1,732	1,901	2,776	3,635	1,903	110%
Hawaiian / Pacific Islander	194	225	284	377	183	94%
Other	62	86	66	93	31	50%
Two or More Races	1,275	1,446	1,867	2,258	983	77%

GROWTH TRENDS IN TOTAL POPULATION



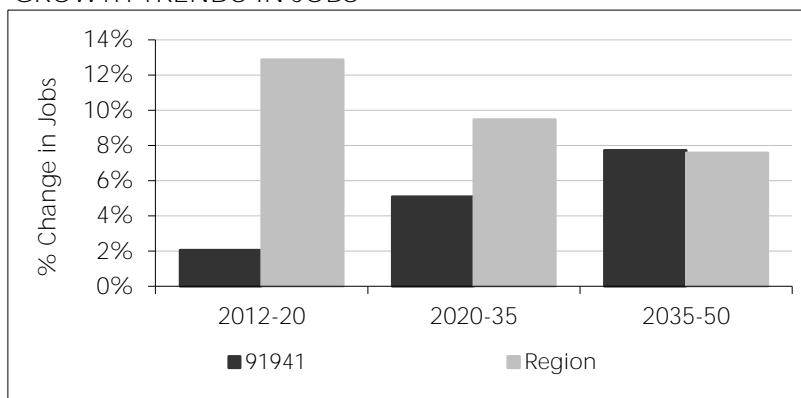
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,253	8,158	9,386	10,118	2,865	40%
Civilian Jobs	7,253	8,158	9,386	10,118	2,865	40%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,172	5,172	5,172	5,172	0	0%
Developed Acres	4,792	4,818	4,904	4,949	157	3%
Low Density Single Family	30	31	33	34	4	13%
Single Family	3,329	3,355	3,433	3,475	146	4%
Multiple Family	125	120	113	110	-15	-12%
Mobile Homes	0	0	0	0	0	0%
Other Residential	8	8	8	3	-5	-67%
Mixed Use	0	12	29	58	58	--
Industrial	31	13	15	15	-16	-53%
Commercial/Services	142	133	124	113	-28	-20%
Office	27	39	43	37	10	37%
Schools	109	109	109	109	0	0%
Roads and Freeways	933	950	950	950	18	2%
Agricultural and Extractive ²	10	0	0	0	-10	-100%
Parks and Military Use	50	48	46	45	-4	-9%
Vacant Developable Acres	213	193	107	61	-152	-71%
Low Density Single Family	11	10	8	7	-4	-36%
Single Family	185	169	90	47	-138	-75%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	3	2	2	1	-2	-78%
Industrial	5	5	3	3	-3	-50%
Commercial/Services	5	3	1	0	-5	-93%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	3	3	3	3	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	161	161	161	161	0	0%
Employment Density ³	23.5	27.2	30.8	33.4	9.9	42%
Residential Density ⁴	3.8	3.8	3.9	4.2	0.4	9%

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