

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92086

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,164	1,261	1,382	1,374	210	18%
Household Population	1,045	1,145	1,264	1,256	211	20%
Group Quarters Population	119	116	118	118	-1	-1%
Civilian	119	116	118	118	-1	-1%
Military	0	0	0	0	0	0%
Total Housing Units	574	598	644	647	73	13%
Single Family	228	252	298	301	73	32%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	346	346	346	346	0	0%
Occupied Housing Units	478	503	553	550	72	15%
Single Family	219	242	293	296	77	35%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	259	261	260	254	-5	-2%
Vacancy Rate	16.7%	15.9%	14.1%	15.0%	-1.7	-10%
Single Family	3.9%	4.0%	1.7%	1.7%	-2.2	-56%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	25.1%	24.6%	24.9%	26.6%	1.5	6%
Persons per Household	2.19	2.28	2.29	2.28	0.1	4%

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	78	144	149	143	65	83%
\$15,000-\$29,999	53	78	77	72	19	36%
\$30,000-\$44,999	201	63	66	60	-141	-70%
\$45,000-\$59,999	3	49	53	51	48	1600%
\$60,000-\$74,999	36	39	48	47	11	31%
\$75,000-\$99,999	37	24	37	39	2	5%
\$100,000-\$124,999	27	23	25	31	4	15%
\$125,000-\$149,999	11	13	17	17	6	55%
\$150,000-\$199,999	10	25	30	31	21	210%
\$200,000 or more	22	45	51	59	37	168%
Total Households	478	503	553	550	72	15%

*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.

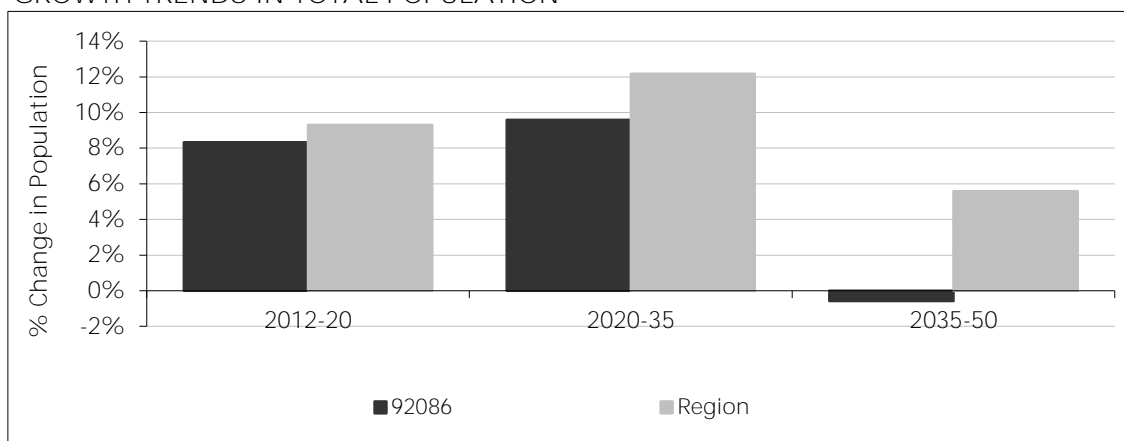
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,164	1,261	1,382	1,374	210	18%
Under 5	44	65	49	58	14	32%
5 to 9	58	40	39	62	4	7%
10 to 14	59	35	49	47	-12	-20%
15 to 17	35	15	33	22	-13	-37%
18 to 19	28	16	20	21	-7	-25%
20 to 24	43	42	44	33	-10	-23%
25 to 29	58	61	51	44	-14	-24%
30 to 34	67	82	82	71	4	6%
35 to 39	45	72	82	68	23	51%
40 to 44	66	61	68	57	-9	-14%
45 to 49	82	80	78	73	-9	-11%
50 to 54	91	68	93	65	-26	-29%
55 to 59	154	153	83	88	-66	-43%
60 to 61	34	43	40	45	11	32%
62 to 64	67	85	73	80	13	19%
65 to 69	103	145	138	160	57	55%
70 to 74	49	89	154	131	82	167%
75 to 79	38	62	91	80	42	111%
80 to 84	18	19	53	48	30	167%
85 and over	25	28	62	121	96	384%
Median Age	49.8	54.5	55.2	58.8	9.0	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,164	1,261	1,382	1,374	210	18%
Hispanic	256	328	416	446	190	74%
Non-Hispanic	908	933	966	928	20	2%
White	680	732	801	781	101	15%
Black	17	21	51	47	30	176%
American Indian	183	137	46	15	-168	-92%
Asian	12	13	32	47	35	292%
Hawaiian / Pacific Islander	0	2	0	2	2	--
Other	2	3	0	0	-2	-100%
Two or More Races	14	25	36	36	22	157%

GROWTH TRENDS IN TOTAL POPULATION



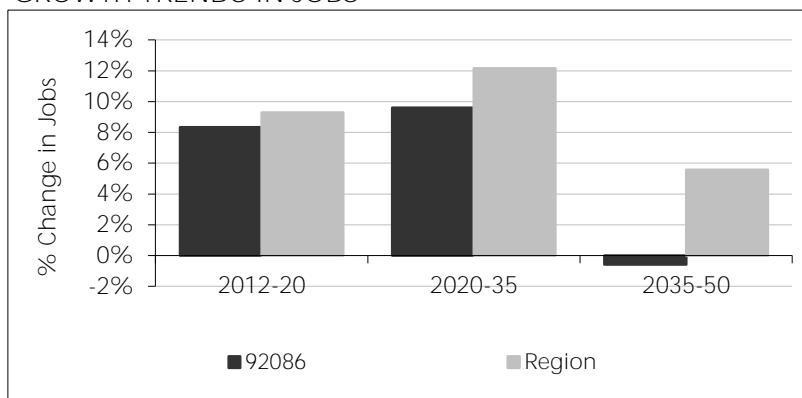
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	266	283	304	337	71	27%
Civilian Jobs	266	283	304	337	71	27%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	75,440	75,440	75,440	75,440	0	0%
Developed Acres	5,096	6,977	7,495	7,501	2,405	47%
Low Density Single Family	1,791	3,670	4,169	4,172	2,381	133%
Single Family	116	117	134	134	18	16%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	172	172	172	172	0	0%
Other Residential	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	798	800	801	804	5	1%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	213	213	213	213	0	0%
Agricultural and Extractive ²	411	411	411	411	0	0%
Parks and Military Use	1,542	1,542	1,542	1,542	0	0%
Vacant Developable Acres	6,961	5,079	4,562	4,556	-2,405	-35%
Low Density Single Family	6,776	4,897	4,398	4,395	-2,381	-35%
Single Family	179	177	161	161	-18	-10%
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	6	5	3	1	-5	-86%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	63,383	63,383	63,383	63,383	0	0%
Employment Density ³	0.3	0.3	0.4	0.4	0.1	26%
Residential Density ⁴	0.3	0.1	0.1	0.1	-0.1	-47%

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