SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 91915

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	25,954	41,881	53,090	52,687	26,733	103%
Household Population	25,954	41,881	53,090	52,687	26,733	103%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	7,593	12,202	15,500	15,581	7,988	105%
Single Family	5,875	6,006	6,734	6,734	859	15%
Multiple Family	1,718	6,196	8,766	8,847	7,129	415%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	7,423	11,868	15,122	15,068	7,645	103%
Single Family	5,727	5,838	6,578	6,542	815	14%
Multiple Family	1,696	6,030	8,544	8,526	6,830	403%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.7%	2.4%	3.3%	1.1	50%
Single Family	2.5%	2.8%	2.3%	2.9%	0.4	16%
Multiple Family	1.3%	2.7%	2.5%	3.6%	2.3	177%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.50	3.53	3.51	3.50	0.0	0%

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	94	393	396	328	234	249%
$15,000-$29,999	193	592	650	545	352	182%
$30,000-$44,999	343	865	975	751	408	119%
$45,000-$59,999	592	1,002	1,127	1,003	411	69%
$60,000-$74,999	959	1,331	1,398	1,165	206	21%
$75,000-$99,999	1,408	1,697	2,293	2,376	968	69%
$100,000-$124,999	1,209	1,616	2,014	1,683	474	39%
$125,000-$149,999	851	1,473	1,679	1,760	909	107%
$150,000-$199,999	1,068	1,592	2,385	2,614	1,546	145%
$200,000 or more	706	1,307	2,205	2,843	2,137	303%
Total Households	7,423	11,868	15,122	15,068	7,645	103%
Median Household Income						
Adjusted for inflation ($2010)	$102,533	$100,835	$108,962	$120,291	$17,758	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.

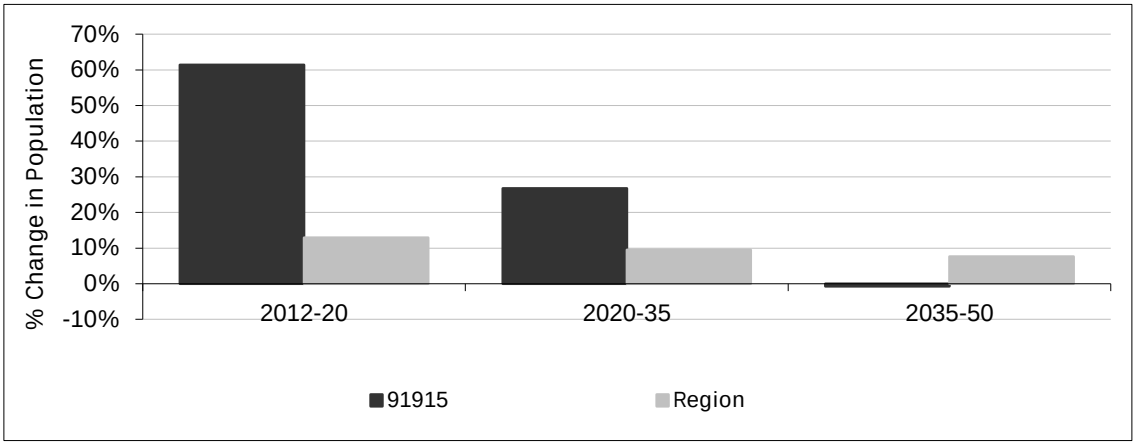
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	25,954	41,881	53,090	52,687	26,733	103%
Under 5	1,992	3,583	3,886	3,599	1,607	81%
5 to 9	2,249	3,725	4,473	4,176	1,927	86%
10 to 14	2,465	3,620	4,494	4,383	1,918	78%
15 to 17	1,490	2,047	2,594	2,556	1,066	72%
18 to 19	965	1,096	1,355	1,386	421	44%
20 to 24	1,584	2,405	2,716	2,725	1,141	72%
25 to 29	1,373	2,317	2,353	2,289	916	67%
30 to 34	2,031	3,173	3,692	3,467	1,436	71%
35 to 39	2,352	3,932	4,886	4,276	1,924	82%
40 to 44	2,415	3,478	5,099	4,353	1,938	80%
45 to 49	2,169	3,289	4,327	4,416	2,247	104%
50 to 54	1,547	2,415	3,141	3,389	1,842	119%
55 to 59	1,160	2,086	2,349	2,936	1,776	153%
60 to 61	348	731	870	977	629	181%
62 to 64	488	1,033	1,363	1,520	1,032	211%
65 to 69	547	1,269	1,942	2,065	1,518	278%
70 to 74	317	800	1,515	1,535	1,218	384%
75 to 79	192	379	938	1,032	840	438%
80 to 84	152	251	601	748	596	392%
85 and over	118	252	496	859	741	628%
Median Age	32.1	33.4	36.0	37.1	5.0	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	25,954	41,881	53,090	52,687	26,733	103%
Hispanic	11,745	20,705	28,091	29,963	18,218	155%
Non-Hispanic	14,209	21,176	24,999	22,724	8,515	60%
White	5,453	7,583	5,832	2,369	-3,084	-57%
Black	1,305	2,147	2,980	3,281	1,976	151%
American Indian	63	156	296	301	238	378%
Asian	6,249	9,303	12,594	12,804	6,555	105%
Hawaiian / Pacific Islander	84	188	379	502	418	498%
Other	31	82	168	186	155	500%
Two or More Races	1,024	1,717	2,750	3,281	2,257	220%

GROWTH TRENDS IN TOTAL POPULATION



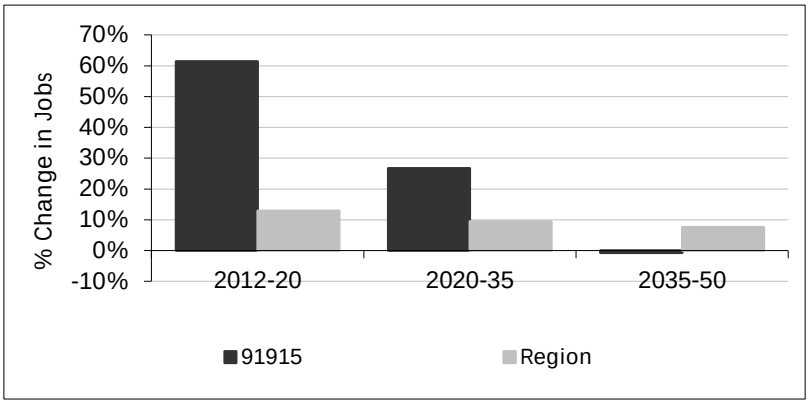
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	4,451	11,009	16,006	22,300	17,849	401%
Civilian Jobs	4,451	11,009	16,006	22,300	17,849	401%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	13,076	13,076	13,076	13,076	0	0%
Developed Acres	2,876	3,234	3,795	3,908	1,032	36%
Low Density Single Family	0	0	0	0	0	0%
Single Family	756	760	760	760	4	1%
Multiple Family	115	143	276	276	161	139%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	20	20	20	20	--
Mixed Use	0	214	483	483	483	--
Industrial	82	82	89	159	77	94%
Commercial/Services	483	516	516	521	38	8%
Office	0	0	0	0	0	0%
Schools	131	190	342	380	249	190%
Roads and Freeways	547	547	547	547	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	763	763	763	763	0	0%
Vacant Developable Acres	1,055	697	136	23	-1,032	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	24	1	1	1	-24	-98%
Multiple Family	161	133	0	0	-161	-100%
Mixed Use	483	269	0	0	-483	-100%
Industrial	18	18	18	3	-16	-86%
Commercial/Services	38	6	6	0	-38	-99%
Office	0	0	0	0	0	0%
Schools	327	268	109	17	-310	-95%
Parks and Other	1	1	1	1	0	0%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	9,145	9,145	9,145	9,145	0	0%
Employment Density[3]	6.4	12.3	13.5	17.1	10.7	168%
Residential Density[4]	8.7	11.8	12.0	12.0	3.3	38%

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