

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91916

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,020	2,062	2,203	2,196	176	9%
Household Population	1,963	2,008	2,143	2,133	170	9%
Group Quarters Population	57	54	60	63	6	11%
Civilian	57	54	60	63	6	11%
Military	0	0	0	0	0	0%
Total Housing Units	778	812	857	863	85	11%
Single Family	675	709	754	760	85	13%
Multiple Family	2	2	2	2	0	0%
Mobile Homes	101	101	101	101	0	0%
Occupied Housing Units	778	781	834	831	53	7%
Single Family	677	679	731	732	55	8%
Multiple Family	0	1	2	0	0	0%
Mobile Homes	101	101	101	99	-2	-2%
Vacancy Rate	0.0%	3.8%	2.7%	3.7%	3.7	0%
Single Family	-0.3%	4.2%	3.1%	3.7%	4.0	-1333%
Multiple Family	100.0%	50.0%	0.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	2.0%	2.0	0%
Persons per Household	2.52	2.57	2.57	2.57	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	83	65	60	49	-34	-41%
\$15,000-\$29,999	52	83	76	66	14	27%
\$30,000-\$44,999	112	88	79	76	-36	-32%
\$45,000-\$59,999	88	102	102	87	-1	-1%
\$60,000-\$74,999	99	112	110	97	-2	-2%
\$75,000-\$99,999	102	126	145	151	49	48%
\$100,000-\$124,999	123	86	97	101	-22	-18%
\$125,000-\$149,999	43	52	68	75	32	74%
\$150,000-\$199,999	42	49	64	80	38	90%
\$200,000 or more	34	18	33	49	15	44%
Total Households	778	781	834	831	53	7%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,182	\$67,031	\$73,636	\$81,705	\$13,523	20%

*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.

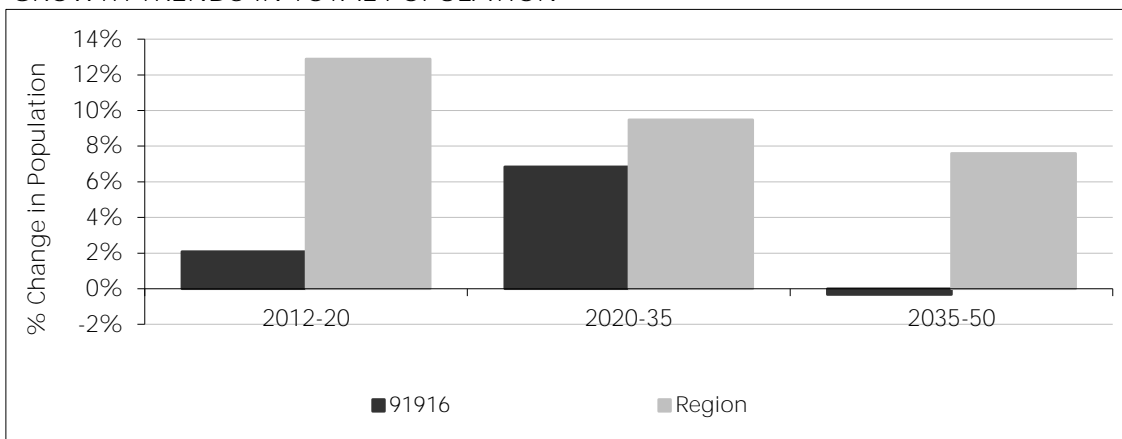
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,020	2,062	2,203	2,196	176	9%
Under 5	74	101	84	94	20	27%
5 to 9	75	81	75	81	6	8%
10 to 14	100	87	99	101	1	1%
15 to 17	74	61	53	44	-30	-41%
18 to 19	148	101	97	79	-69	-47%
20 to 24	145	122	131	108	-37	-26%
25 to 29	70	62	51	58	-12	-17%
30 to 34	80	82	77	82	2	3%
35 to 39	78	94	86	79	1	1%
40 to 44	115	95	113	102	-13	-11%
45 to 49	132	123	126	84	-48	-36%
50 to 54	188	150	168	155	-33	-18%
55 to 59	197	183	170	193	-4	-2%
60 to 61	87	103	72	80	-7	-8%
62 to 64	123	137	113	127	4	3%
65 to 69	130	182	193	213	83	64%
70 to 74	71	125	160	140	69	97%
75 to 79	49	69	132	93	44	90%
80 to 84	34	44	83	91	57	168%
85 and over	50	60	120	192	142	284%
Median Age	46.9	50.7	53.3	55.8	8.9	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,020	2,062	2,203	2,196	176	9%
Hispanic	375	467	578	614	239	64%
Non-Hispanic	1,645	1,595	1,625	1,582	-63	-4%
White	1,332	1,328	1,402	1,377	45	3%
Black	21	22	31	25	4	19%
American Indian	173	132	43	13	-160	-92%
Asian	43	36	64	75	32	74%
Hawaiian / Pacific Islander	12	12	8	7	-5	-42%
Other	2	3	0	4	2	100%
Two or More Races	62	62	77	81	19	31%

GROWTH TRENDS IN TOTAL POPULATION



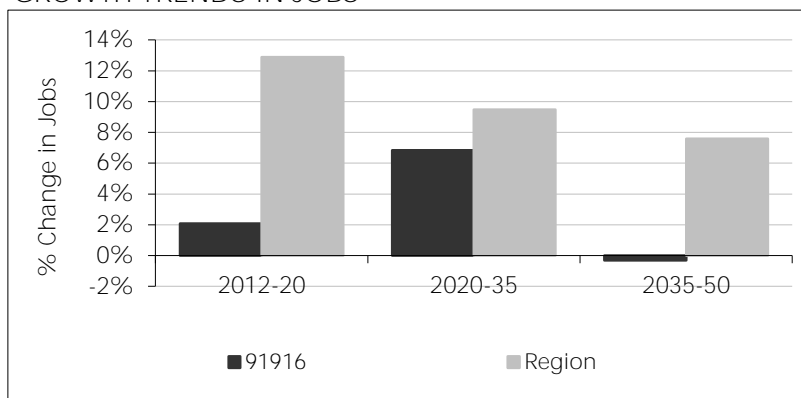
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	269	289	317	363	94	35%
Civilian Jobs	269	289	317	363	94	35%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	47,105	47,105	47,105	47,105	0	0%
Developed Acres	4,103	6,189	7,567	7,775	3,672	89%
Low Density Single Family	2,775	4,857	6,232	6,439	3,664	132%
Single Family	170	178	185	186	16	9%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	21	21	21	21	0	0%
Other Residential	54	54	54	54	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	7	7	7	7	0	0%
Commercial/Services	97	98	100	104	7	7%
Office	0	0	0	0	0	0%
Schools	5	5	5	5	0	0%
Roads and Freeways	483	483	483	483	0	0%
Agricultural and Extractive ²	413	408	403	400	-12	-3%
Parks and Military Use	78	77	75	75	-3	-3%
Vacant Developable Acres	5,403	3,318	1,939	1,732	-3,672	-68%
Low Density Single Family	5,362	3,280	1,905	1,698	-3,664	-68%
Single Family	41	37	34	33	-7	-18%
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	1	1	1	0	-1	-100%
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	37,599	37,599	37,599	37,599	0	0%
Employment Density ³	2.5	2.6	2.8	3.1	0.7	27%
Residential Density ⁴	0.3	0.2	0.1	0.1	-0.1	-50%

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