

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91906

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,342	4,477	4,813	5,450	1,108	26%
Household Population	4,144	4,290	4,600	5,219	1,075	26%
Group Quarters Population	198	187	213	231	33	17%
Civilian	198	187	213	231	33	17%
Military	0	0	0	0	0	0%
Total Housing Units	1,392	1,415	1,505	1,725	333	24%
Single Family	1,278	1,301	1,391	1,611	333	26%
Multiple Family	69	69	69	69	0	0%
Mobile Homes	45	45	45	45	0	0%
Occupied Housing Units	1,368	1,388	1,483	1,687	319	23%
Single Family	1,258	1,274	1,369	1,574	316	25%
Multiple Family	65	69	69	69	4	6%
Mobile Homes	45	45	45	44	-1	-2%
Vacancy Rate	1.7%	1.9%	1.5%	2.2%	0.5	29%
Single Family	1.6%	2.1%	1.6%	2.3%	0.7	44%
Multiple Family	5.8%	0.0%	0.0%	0.0%	-5.8	-100%
Mobile Homes	0.0%	0.0%	0.0%	2.2%	2.2	0%
Persons per Household	3.03	3.09	3.10	3.09	0.1	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	76	80	76	67	-9	-12%
\$15,000-\$29,999	171	129	107	103	-68	-40%
\$30,000-\$44,999	199	164	159	153	-46	-23%
\$45,000-\$59,999	156	191	182	183	27	17%
\$60,000-\$74,999	126	172	177	195	69	55%
\$75,000-\$99,999	347	239	255	289	-58	-17%
\$100,000-\$124,999	117	170	196	236	119	102%
\$125,000-\$149,999	66	103	132	170	104	158%
\$150,000-\$199,999	73	98	132	183	110	151%
\$200,000 or more	37	42	67	108	71	192%
Total Households	1,368	1,388	1,483	1,687	319	23%

*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.

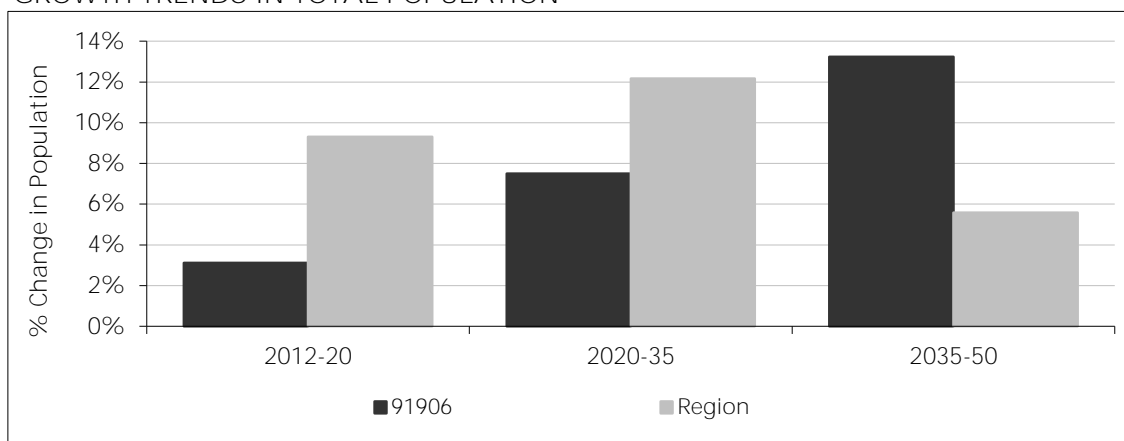
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,342	4,477	4,813	5,450	1,108	26%
Under 5	291	327	342	393	102	35%
5 to 9	293	232	260	285	-8	-3%
10 to 14	257	274	295	300	43	17%
15 to 17	223	186	210	230	7	3%
18 to 19	173	143	140	180	7	4%
20 to 24	188	230	213	223	35	19%
25 to 29	190	261	229	243	53	28%
30 to 34	246	242	219	242	-4	-2%
35 to 39	273	284	330	274	1	0%
40 to 44	270	238	273	254	-16	-6%
45 to 49	288	238	257	282	-6	-2%
50 to 54	283	275	259	276	-7	-2%
55 to 59	344	305	269	329	-15	-4%
60 to 61	131	139	88	143	12	9%
62 to 64	195	210	197	252	57	29%
65 to 69	228	298	324	384	156	68%
70 to 74	212	274	365	344	132	62%
75 to 79	119	142	258	269	150	126%
80 to 84	59	74	129	189	130	220%
85 and over	79	105	156	358	279	353%
Median Age	40.7	41.3	43.1	46.8	6.1	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,342	4,477	4,813	5,450	1,108	26%
Hispanic	1,751	2,036	2,508	3,278	1,527	87%
Non-Hispanic	2,591	2,441	2,305	2,172	-419	-16%
White	2,151	2,024	1,809	1,532	-619	-29%
Black	98	107	104	116	18	18%
American Indian	217	122	50	17	-200	-92%
Asian	36	58	155	267	231	642%
Hawaiian / Pacific Islander	8	16	18	37	29	363%
Other	5	1	5	10	5	100%
Two or More Races	76	113	164	193	117	154%

GROWTH TRENDS IN TOTAL POPULATION



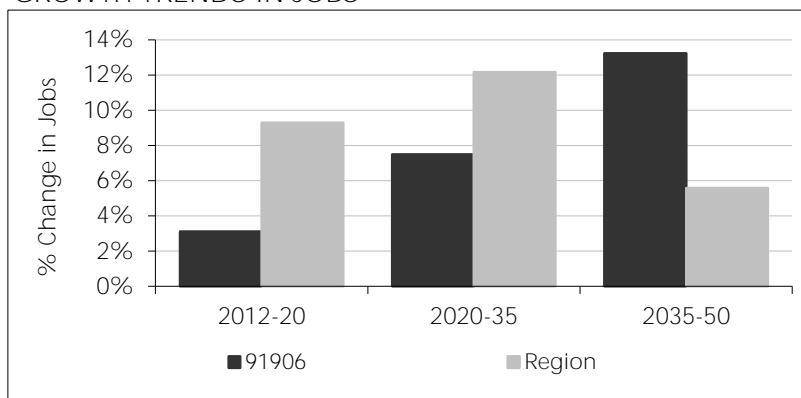
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	641	694	767	943	302	47%
Civilian Jobs	641	694	767	943	302	47%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	67,923	67,923	67,923	67,923	0	0%
Developed Acres	12,843	13,644	15,916	19,140	6,296	49%
Low Density Single Family	8,266	9,051	11,313	14,520	6,254	76%
Single Family	472	472	476	487	15	3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	35	35	35	35	0	0%
Other Residential	115	115	114	113	-2	-2%
Mixed Use	0	0	0	0	0	0%
Industrial	425	21	21	20	-405	-95%
Commercial/Services	59	75	79	91	32	55%
Office	0	0	0	0	0	0%
Schools	30	30	30	30	0	0%
Roads and Freeways	408	813	813	813	405	99%
Agricultural and Extractive ²	2,972	2,972	2,972	2,969	-2	0%
Parks and Military Use	62	62	62	62	0	0%
Vacant Developable Acres	14,094	13,294	11,022	7,798	-6,296	-45%
Low Density Single Family	13,824	13,039	10,777	7,570	-6,254	-45%
Single Family	37	37	32	23	-14	-38%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	6	5	5	3	-3	-51%
Commercial/Services	228	212	209	203	-25	-11%
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	40,985	40,985	40,985	40,985	0	0%
Employment Density ³	1.2	5.5	5.9	6.7	5.4	437%
Residential Density ⁴	0.2	0.1	0.1	0.1	0.0	-27%

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