SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92081

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	27,834	28,980	31,088	31,192	3,358	12%
Household Population	26,848	28,016	30,075	30,146	3,298	12%
Group Quarters Population	986	964	1,013	1,046	60	6%
Civilian	986	964	1,013	1,046	60	6%
Military	0	0	0	0	0	0%
Total Housing Units	10,940	11,095	11,615	11,797	857	8%
Single Family	6,291	6,445	6,906	7,056	765	12%
Multiple Family	4,113	4,114	4,173	4,205	92	2%
Mobile Homes	536	536	536	536	0	0%
Occupied Housing Units	10,386	10,528	11,185	11,278	892	9%
Single Family	5,996	6,132	6,668	6,753	757	13%
Multiple Family	3,880	3,884	4,008	4,029	149	4%
Mobile Homes	510	512	509	496	-14	-3%
Vacancy Rate	5.1%	5.1%	3.7%	4.4%	-0.7	-14%
Single Family	4.7%	4.9%	3.4%	4.3%	-0.4	-9%
Multiple Family	5.7%	5.6%	4.0%	4.2%	-1.5	-26%
Mobile Homes	4.9%	4.5%	5.0%	7.5%	2.6	53%
Persons per Household	2.59	2.66	2.69	2.67	0.1	3%

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	683	653	514	434	-249	-36%
$15,000-$29,999	1,124	1,434	1,414	1,217	93	8%
$30,000-$44,999	1,736	1,678	1,448	1,350	-386	-22%
$45,000-$59,999	1,404	1,395	1,616	1,597	193	14%
$60,000-$74,999	1,074	1,203	1,298	1,240	166	15%
$75,000-$99,999	1,383	1,431	1,577	1,600	217	16%
$100,000-$124,999	1,078	966	1,095	1,186	108	10%
$125,000-$149,999	538	689	750	843	305	57%
$150,000-$199,999	787	597	847	1,022	235	30%
$200,000 or more	579	482	626	789	210	36%
Total Households	10,386	10,528	11,185	11,278	892	9%

*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.

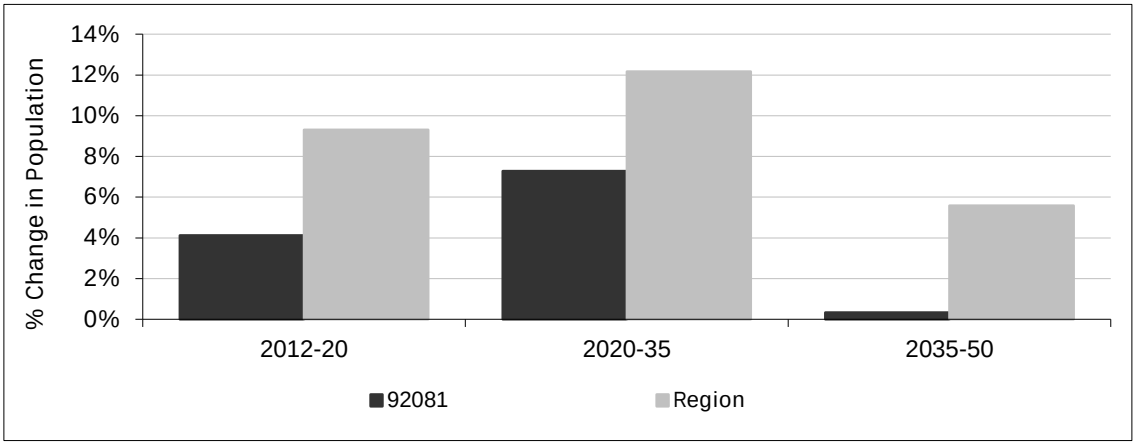
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	27,834	28,980	31,088	31,192	3,358	12%
Under 5	1,765	2,149	2,019	2,138	373	21%
5 to 9	1,540	1,705	1,760	1,778	238	15%
10 to 14	1,485	1,415	1,502	1,542	57	4%
15 to 17	1,093	856	986	937	-156	-14%
18 to 19	682	474	568	486	-196	-29%
20 to 24	2,165	2,037	2,106	1,892	-273	-13%
25 to 29	2,463	2,650	2,395	2,467	4	0%
30 to 34	2,141	2,227	2,129	2,259	118	6%
35 to 39	1,706	1,984	1,887	1,892	186	11%
40 to 44	1,893	1,752	2,076	1,851	-42	-2%
45 to 49	1,975	1,663	1,978	1,904	-71	-4%
50 to 54	1,943	1,728	1,845	1,879	-64	-3%
55 to 59	1,830	1,870	1,577	1,841	11	1%
60 to 61	563	633	552	567	4	1%
62 to 64	818	923	802	840	22	3%
65 to 69	965	1,351	1,319	1,395	430	45%
70 to 74	744	1,286	1,526	1,346	602	81%
75 to 79	676	889	1,570	1,235	559	83%
80 to 84	637	613	1,226	1,108	471	74%
85 and over	750	775	1,265	1,835	1,085	145%
Median Age	36.7	37.5	40.5	40.6	3.9	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	27,834	28,980	31,088	31,192	3,358	12%
Hispanic	6,990	8,583	11,274	13,360	6,370	91%
Non-Hispanic	20,844	20,397	19,814	17,832	-3,012	-14%
White	16,715	15,890	14,046	11,236	-5,479	-33%
Black	864	928	965	891	27	3%
American Indian	112	73	71	72	-40	-36%
Asian	1,980	2,147	3,007	3,635	1,655	84%
Hawaiian / Pacific Islander	111	135	136	168	57	51%
Other	90	71	84	93	3	3%
Two or More Races	972	1,153	1,505	1,737	765	79%

GROWTH TRENDS IN TOTAL POPULATION



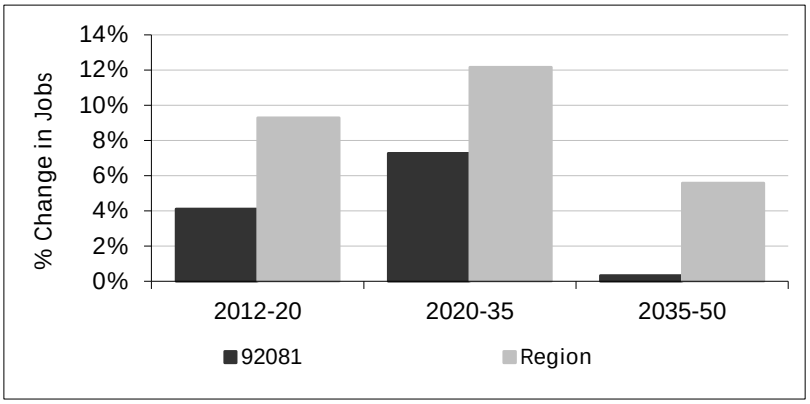
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	20,010	22,111	24,615	24,675	4,665	23%
Civilian Jobs	20,010	22,111	24,615	24,675	4,665	23%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	5,584	5,584	5,584	5,584	0	0%
Developed Acres	4,589	4,707	4,912	4,962	373	8%
Low Density Single Family	211	213	224	229	19	9%
Single Family	1,595	1,652	1,838	1,897	302	19%
Multiple Family	230	230	231	234	4	2%
Mobile Homes	64	64	64	64	0	0%
Other Residential	87	87	87	87	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	943	974	1,009	1,010	67	7%
Commercial/Services	409	431	478	479	70	17%
Office	40	44	49	49	10	24%
Schools	81	81	73	60	-22	-27%
Roads and Freeways	664	664	664	664	0	0%
Agricultural and Extractive[2]	122	111	39	34	-88	-72%
Parks and Military Use	144	155	155	155	11	8%
Vacant Developable Acres	399	282	76	26	-373	-93%
Low Density Single Family	28	26	15	10	-19	-66%
Single Family	224	176	57	16	-207	-93%
Multiple Family	4	4	2	0	-4	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	64	34	1	0	-64	-100%
Commercial/Services	59	37	0	0	-59	-100%
Office	8	5	0	0	-8	-100%
Schools	0	0	0	0	0	0%
Parks and Other	11	0	0	0	-11	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	595	595	595	595	0	0%
Employment Density[3]	13.6	14.4	15.3	15.4	1.9	14%
Residential Density[4]	5.0	4.9	4.8	4.7	-0.3	-6%

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