

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92014

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,558	13,907	14,548	14,977	1,419	10%
Household Population	13,558	13,907	14,548	14,977	1,419	10%
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	6,856	6,884	6,959	7,180	324	5%
Single Family	5,442	5,469	5,510	5,539	97	2%
Multiple Family	1,414	1,415	1,449	1,641	227	16%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	6,057	6,092	6,332	6,527	470	8%
Single Family	4,765	4,783	4,970	4,988	223	5%
Multiple Family	1,292	1,309	1,362	1,539	247	19%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	11.7%	11.5%	9.0%	9.1%	-2.6	-22%
Single Family	12.4%	12.5%	9.8%	9.9%	-2.5	-20%
Multiple Family	8.6%	7.5%	6.0%	6.2%	-2.4	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.24	2.28	2.30	2.29	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	251	354	317	288	37	15%
\$15,000-\$29,999	290	406	374	337	47	16%
\$30,000-\$44,999	495	387	371	346	-149	-30%
\$45,000-\$59,999	293	353	349	329	36	12%
\$60,000-\$74,999	209	343	312	313	104	50%
\$75,000-\$99,999	700	518	536	510	-190	-27%
\$100,000-\$124,999	501	448	445	445	-56	-11%
\$125,000-\$149,999	284	400	406	398	114	40%
\$150,000-\$199,999	651	642	673	695	44	7%
\$200,000 or more	2,383	2,241	2,549	2,866	483	20%
Total Households	6,057	6,092	6,332	6,527	470	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$150,422	\$139,813	\$154,160	\$171,403	\$20,981	14%

*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.

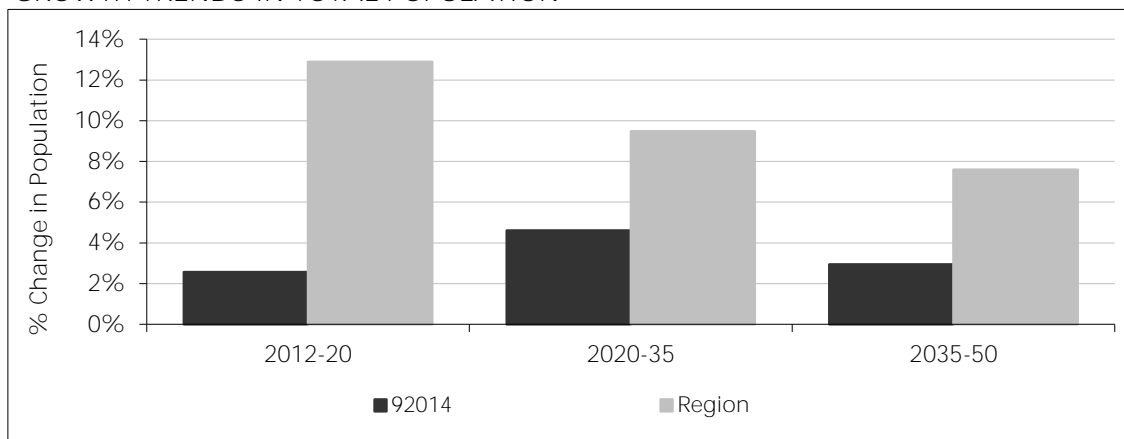
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,558	13,907	14,548	14,977	1,419	10%
Under 5	504	561	521	664	160	32%
5 to 9	579	621	616	715	136	23%
10 to 14	726	578	661	647	-79	-11%
15 to 17	560	398	483	423	-137	-24%
18 to 19	350	200	270	195	-155	-44%
20 to 24	469	404	442	458	-11	-2%
25 to 29	611	606	501	612	1	0%
30 to 34	693	717	584	839	146	21%
35 to 39	669	759	687	781	112	17%
40 to 44	802	712	817	772	-30	-4%
45 to 49	946	737	871	693	-253	-27%
50 to 54	1,121	843	954	823	-298	-27%
55 to 59	1,188	1,149	1,009	1,188	0	0%
60 to 61	444	486	352	372	-72	-16%
62 to 64	730	828	640	807	77	11%
65 to 69	1,194	1,616	1,399	1,585	391	33%
70 to 74	750	1,276	1,361	1,119	369	49%
75 to 79	515	696	1,105	807	292	57%
80 to 84	369	369	717	642	273	74%
85 and over	338	351	558	835	497	147%
Median Age	49.3	53.9	54.3	54.2	4.9	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,558	13,907	14,548	14,977	1,419	10%
Hispanic	722	873	1,167	1,606	884	122%
Non-Hispanic	12,836	13,034	13,381	13,371	535	4%
White	11,480	11,475	11,101	10,182	-1,298	-11%
Black	88	92	91	114	26	30%
American Indian	12	26	49	74	62	517%
Asian	847	956	1,368	1,841	994	117%
Hawaiian / Pacific Islander	11	16	36	71	60	545%
Other	54	59	82	97	43	80%
Two or More Races	344	410	654	992	648	188%

GROWTH TRENDS IN TOTAL POPULATION



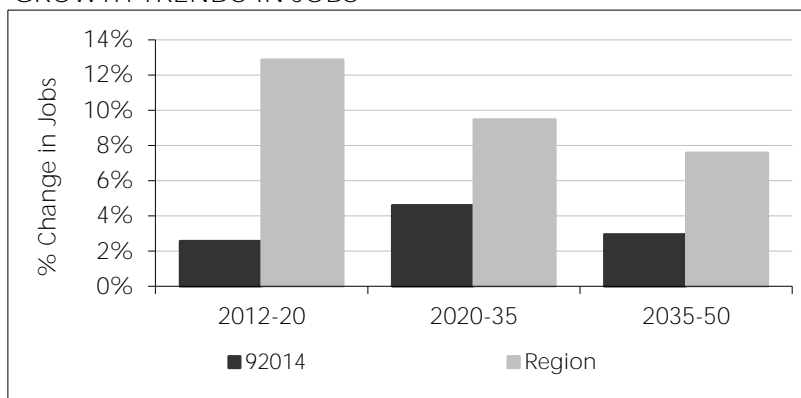
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,502	7,747	8,065	8,199	697	9%
Civilian Jobs	7,502	7,747	8,065	8,199	697	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,203	4,203	4,203	4,203	0	0%
Developed Acres	3,342	3,374	3,395	3,430	88	3%
Low Density Single Family	147	167	170	174	26	18%
Single Family	1,478	1,487	1,499	1,501	23	2%
Multiple Family	56	56	58	61	5	8%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	54	3	3	3	-50	-94%
Commercial/Services	266	266	268	268	3	1%
Office	23	26	27	29	6	26%
Schools	28	28	28	28	0	0%
Roads and Freeways	601	651	651	651	50	8%
Agricultural and Extractive ²	52	52	52	52	0	0%
Parks and Military Use	633	634	635	659	26	4%
Vacant Developable Acres	120	88	67	32	-88	-73%
Low Density Single Family	53	33	30	26	-26	-50%
Single Family	29	20	6	1	-28	-96%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	5	4	3	3	-2	-43%
Office	8	4	4	2	-6	-76%
Schools	0	0	0	0	0	0%
Parks and Other	26	26	24	0	-26	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	741	741	741	741	0	0%
Employment Density ³	20.3	24.0	24.7	25.0	4.7	23%
Residential Density ⁴	4.1	4.0	4.0	4.1	0.1	1%

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