

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92069

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,760	51,914	53,379	53,439	5,679	12%
Household Population	47,656	51,578	52,948	52,944	5,288	11%
Group Quarters Population	104	336	431	495	391	376%
Civilian	104	336	431	495	391	376%
Military	0	0	0	0	0	0%
Total Housing Units	14,608	15,613	15,940	16,127	1,519	10%
Single Family	8,677	8,841	9,107	9,355	678	8%
Multiple Family	4,772	5,613	5,674	5,706	934	20%
Mobile Homes	1,159	1,159	1,159	1,066	-93	-8%
Occupied Housing Units	14,270	15,235	15,619	15,664	1,394	10%
Single Family	8,490	8,608	8,931	9,101	611	7%
Multiple Family	4,633	5,476	5,548	5,538	905	20%
Mobile Homes	1,147	1,151	1,140	1,025	-122	-11%
Vacancy Rate	2.3%	2.4%	2.0%	2.9%	0.6	26%
Single Family	2.2%	2.6%	1.9%	2.7%	0.5	23%
Multiple Family	2.9%	2.4%	2.2%	2.9%	0.0	0%
Mobile Homes	1.0%	0.7%	1.6%	3.8%	2.8	280%
Persons per Household	3.34	3.39	3.39	3.38	0.0	1%

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	1,176	1,162	976	807	-369	-31%
\$15,000-\$29,999	2,149	1,956	1,739	1,492	-657	-31%
\$30,000-\$44,999	2,189	2,189	2,102	1,847	-342	-16%
\$45,000-\$59,999	1,658	1,920	1,827	1,750	92	6%
\$60,000-\$74,999	1,662	1,561	1,601	1,594	-68	-4%
\$75,000-\$99,999	1,986	2,057	2,180	2,202	216	11%
\$100,000-\$124,999	1,319	1,438	1,578	1,662	343	26%
\$125,000-\$149,999	641	983	1,108	1,238	597	93%
\$150,000-\$199,999	696	1,043	1,267	1,479	783	113%
\$200,000 or more	794	926	1,241	1,593	799	101%
Total Households	14,270	15,235	15,619	15,664	1,394	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,665	\$63,752	\$70,920	\$78,883	\$19,218	32%

*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.

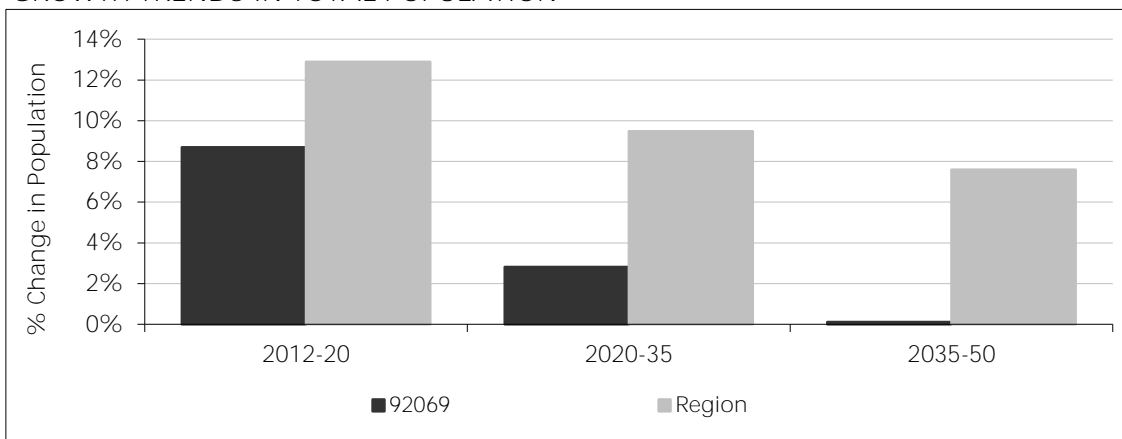
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,760	51,914	53,379	53,439	5,679	12%
Under 5	3,358	4,310	3,985	3,918	560	17%
5 to 9	3,762	4,217	4,144	4,177	415	11%
10 to 14	3,814	3,721	3,843	3,831	17	0%
15 to 17	2,434	2,154	2,271	2,248	-186	-8%
18 to 19	1,615	1,292	1,296	1,263	-352	-22%
20 to 24	3,889	3,964	3,659	3,519	-370	-10%
25 to 29	3,346	3,795	3,350	3,354	8	0%
30 to 34	3,149	3,471	3,513	3,504	355	11%
35 to 39	3,265	3,721	3,950	3,640	375	11%
40 to 44	3,605	3,464	4,161	3,704	99	3%
45 to 49	3,343	3,243	3,591	3,632	289	9%
50 to 54	3,059	2,856	2,955	3,099	40	1%
55 to 59	2,530	2,874	2,460	2,962	432	17%
60 to 61	817	1,045	868	1,024	207	25%
62 to 64	1,171	1,535	1,349	1,440	269	23%
65 to 69	1,438	2,127	2,072	2,207	769	53%
70 to 74	961	1,570	1,909	1,730	769	80%
75 to 79	762	999	1,659	1,431	669	88%
80 to 84	600	654	1,124	1,033	433	72%
85 and over	842	902	1,220	1,723	881	105%
Median Age	32.6	33.6	35.8	36.2	3.6	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,760	51,914	53,379	53,439	5,679	12%
Hispanic	21,644	26,063	30,297	33,059	11,415	53%
Non-Hispanic	26,116	25,851	23,082	20,380	-5,736	-22%
White	19,541	18,576	14,326	10,848	-8,693	-44%
Black	877	1,008	1,169	1,241	364	42%
American Indian	149	145	141	113	-36	-24%
Asian	4,068	4,472	5,470	5,930	1,862	46%
Hawaiian / Pacific Islander	216	236	311	403	187	87%
Other	103	95	92	83	-20	-19%
Two or More Races	1,162	1,319	1,573	1,762	600	52%

GROWTH TRENDS IN TOTAL POPULATION



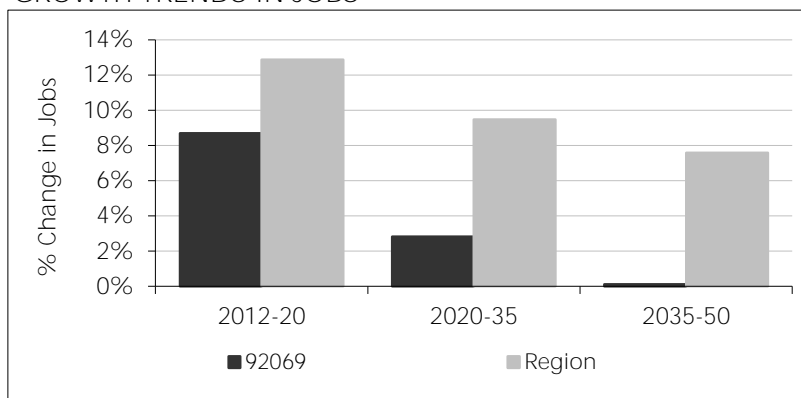
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	19,304	21,775	24,317	27,970	8,666	45%
Civilian Jobs	19,304	21,775	24,317	27,970	8,666	45%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	12,553	12,553	12,553	12,553	0	0%
Developed Acres	7,921	8,124	10,229	10,763	2,842	36%
Low Density Single Family	1,389	1,408	3,409	3,757	2,369	171%
Single Family	1,760	1,788	1,840	1,943	182	10%
Multiple Family	219	221	224	226	7	3%
Mobile Homes	170	170	170	161	-8	-5%
Other Residential	16	25	25	25	9	58%
Mixed Use	0	40	54	56	56	--
Industrial	440	393	394	450	10	2%
Commercial/Services	463	534	559	573	110	24%
Office	53	66	71	67	15	28%
Schools	257	271	286	312	54	21%
Roads and Freeways	1,062	1,121	1,121	1,121	59	6%
Agricultural and Extractive ²	1,845	1,840	1,829	1,825	-19	-1%
Parks and Military Use	248	248	247	247	0	0%
Vacant Developable Acres	3,813	3,613	1,508	974	-2,840	-74%
Low Density Single Family	3,142	3,123	1,121	773	-2,369	-75%
Single Family	297	260	206	101	-196	-66%
Multiple Family	11	5	4	1	-10	-95%
Mixed Use	28	9	2	1	-27	-96%
Industrial	55	27	26	14	-41	-75%
Commercial/Services	137	73	56	30	-108	-78%
Office	46	34	29	17	-29	-64%
Schools	95	81	62	36	-59	-62%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	816	816	816	816	0	0%
Employment Density ³	15.9	17.0	18.2	19.6	3.7	23%
Residential Density ⁴	4.1	4.3	2.8	2.6	-1.5	-36%

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