SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92082

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	18,079	21,488	24,166	26,158	8,079	45%
Household Population	18,012	21,441	24,092	26,063	8,051	45%
Group Quarters Population	67	47	74	95	28	42%
Civilian	67	47	74	95	28	42%
Military	0	0	0	0	0	0%
Total Housing Units	6,206	7,324	8,183	9,001	2,795	45%
Single Family	5,697	6,834	7,693	7,919	2,222	39%
Multiple Family	31	31	31	623	592	1910%
Mobile Homes	478	459	459	459	-19	-4%
Occupied Housing Units	6,135	7,198	8,087	8,858	2,723	44%
Single Family	5,641	6,714	7,605	7,797	2,156	38%
Multiple Family	20	28	30	620	600	3000%
Mobile Homes	474	456	452	441	-33	-7%
Vacancy Rate	1.1%	1.7%	1.2%	1.6%	0.5	45%
Single Family	1.0%	1.8%	1.1%	1.5%	0.5	50%
Multiple Family	35.5%	9.7%	3.2%	0.5%	-35.0	-99%
Mobile Homes	0.8%	0.7%	1.5%	3.9%	3.1	388%
Persons per Household	2.94	2.98	2.98	2.94	0.0	0%

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	224	346	307	269	45	20%
$15,000-$29,999	627	611	595	540	-87	-14%
$30,000-$44,999	641	708	718	695	54	8%
$45,000-$59,999	706	802	795	752	46	7%
$60,000-$74,999	715	697	775	831	116	16%
$75,000-$99,999	852	992	1,104	1,165	313	37%
$100,000-$124,999	762	801	901	999	237	31%
$125,000-$149,999	517	578	706	817	300	58%
$150,000-$199,999	387	772	951	1,132	745	193%
$200,000 or more	704	891	1,235	1,658	954	136%
Total Households	6,135	7,198	8,087	8,858	2,723	44%
Median Household Income						
Adjusted for inflation ($2010)	$79,533	$85,963	$94,327	$104,429	$24,896	31%

*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.

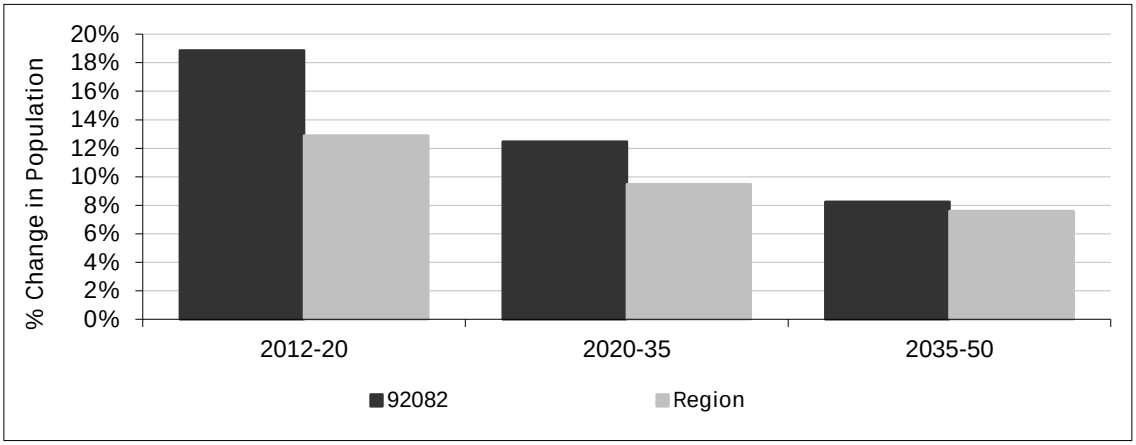
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	18,079	21,488	24,166	26,158	8,079	45%
Under 5	1,031	1,284	1,293	1,418	387	38%
5 to 9	1,152	1,403	1,414	1,562	410	36%
10 to 14	1,159	1,220	1,383	1,459	300	26%
15 to 17	841	730	874	856	15	2%
18 to 19	665	486	541	463	-202	-30%
20 to 24	1,168	1,173	1,226	1,194	26	2%
25 to 29	891	1,093	1,014	1,052	161	18%
30 to 34	784	934	895	1,089	305	39%
35 to 39	909	1,020	1,081	1,183	274	30%
40 to 44	1,015	1,064	1,376	1,283	268	26%
45 to 49	1,268	1,299	1,549	1,542	274	22%
50 to 54	1,522	1,500	1,697	1,731	209	14%
55 to 59	1,483	1,782	1,626	2,044	561	38%
60 to 61	513	695	586	752	239	47%
62 to 64	779	1,118	1,002	1,267	488	63%
65 to 69	927	1,603	1,585	1,896	969	105%
70 to 74	729	1,392	1,817	1,703	974	134%
75 to 79	479	757	1,445	1,244	765	160%
80 to 84	406	453	932	963	557	137%
85 and over	358	482	830	1,457	1,099	307%
Median Age	42.2	46.3	48.2	49.9	7.7	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	18,079	21,488	24,166	26,158	8,079	45%
Hispanic	5,255	6,598	8,356	9,877	4,622	88%
Non-Hispanic	12,824	14,890	15,810	16,281	3,457	27%
White	10,451	12,270	13,144	13,417	2,966	28%
Black	147	217	239	293	146	99%
American Indian	1,075	815	323	110	-965	-90%
Asian	630	829	1,141	1,363	733	116%
Hawaiian / Pacific Islander	54	43	63	92	38	70%
Other	41	45	25	30	-11	-27%
Two or More Races	426	671	875	976	550	129%

GROWTH TRENDS IN TOTAL POPULATION



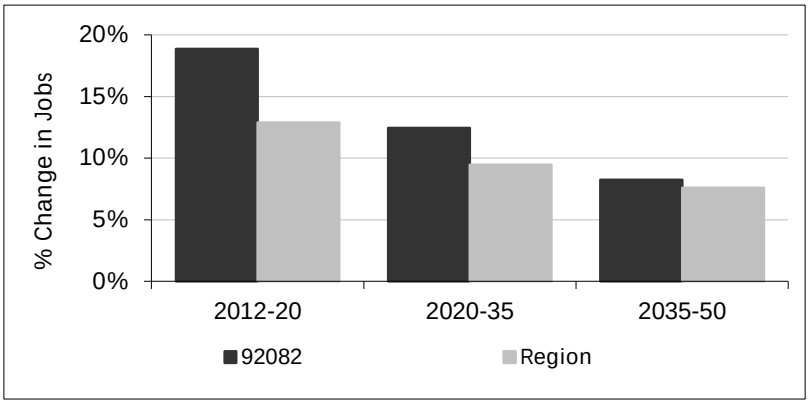
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	6,242	7,433	8,493	9,431	3,189	51%
Civilian Jobs	6,242	7,433	8,493	9,431	3,189	51%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	62,899	62,899	62,899	62,899	0	0%
Developed Acres	36,077	39,118	42,685	43,240	7,163	20%
Low Density Single Family	16,467	19,341	22,849	23,254	6,787	41%
Single Family	202	458	602	647	445	220%
Multiple Family	3	3	3	3	0	0%
Mobile Homes	154	153	153	153	-1	-1%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	5	14	50	50	--
Industrial	168	178	191	208	39	23%
Commercial/Services	554	676	775	983	429	78%
Office	9	9	10	10	0	5%
Schools	146	147	150	151	5	4%
Roads and Freeways	619	619	619	619	0	0%
Agricultural and Extractive[2]	17,664	17,439	17,224	17,066	-598	-3%
Parks and Military Use	87	87	93	93	6	7%
Vacant Developable Acres	9,703	6,662	3,095	2,540	-7,163	-74%
Low Density Single Family	9,267	6,394	2,936	2,514	-6,753	-73%
Single Family	201	104	39	13	-188	-93%
Multiple Family	0	0	0	0	0	0%
Mixed Use	5	5	0	0	-5	-100%
Industrial	28	24	16	1	-27	-96%
Commercial/Services	171	108	90	0	-171	-100%
Office	8	6	1	0	-8	-100%
Schools	5	4	1	0	-5	-100%
Parks and Other	6	6	0	0	-6	-100%
Future Roads and Freeways	12	12	12	12	0	0%
Constrained Acres	17,119	17,119	17,119	17,119	0	0%
Employment Density[3]	7.1	7.3	7.5	6.9	-0.3	-4%
Residential Density[4]	0.4	0.4	0.3	0.4	0.0	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