

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92003

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,442	5,177	6,693	6,856	2,414	54%
Household Population	4,352	5,089	6,594	6,748	2,396	55%
Group Quarters Population	90	88	99	108	18	20%
Civilian	90	88	99	108	18	20%
Military	0	0	0	0	0	0%
Total Housing Units	1,708	1,968	2,501	2,588	880	52%
Single Family	1,389	1,649	2,182	2,269	880	63%
Multiple Family	319	319	319	319	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,613	1,853	2,408	2,473	860	53%
Single Family	1,296	1,534	2,089	2,154	858	66%
Multiple Family	317	319	319	319	2	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.6%	5.8%	3.7%	4.4%	-1.2	-21%
Single Family	6.7%	7.0%	4.3%	5.1%	-1.6	-24%
Multiple Family	0.6%	0.0%	0.0%	0.0%	-0.6	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.70	2.75	2.74	2.73	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	80	111	126	107	27	34%
\$15,000-\$29,999	172	182	211	190	18	10%
\$30,000-\$44,999	172	205	250	226	54	31%
\$45,000-\$59,999	248	200	228	224	-24	-10%
\$60,000-\$74,999	141	175	222	224	83	59%
\$75,000-\$99,999	123	246	314	309	186	151%
\$100,000-\$124,999	178	184	253	270	92	52%
\$125,000-\$149,999	137	132	187	199	62	45%
\$150,000-\$199,999	176	181	252	279	103	59%
\$200,000 or more	186	237	365	445	259	139%
Total Households	1,613	1,853	2,408	2,473	860	53%

*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.

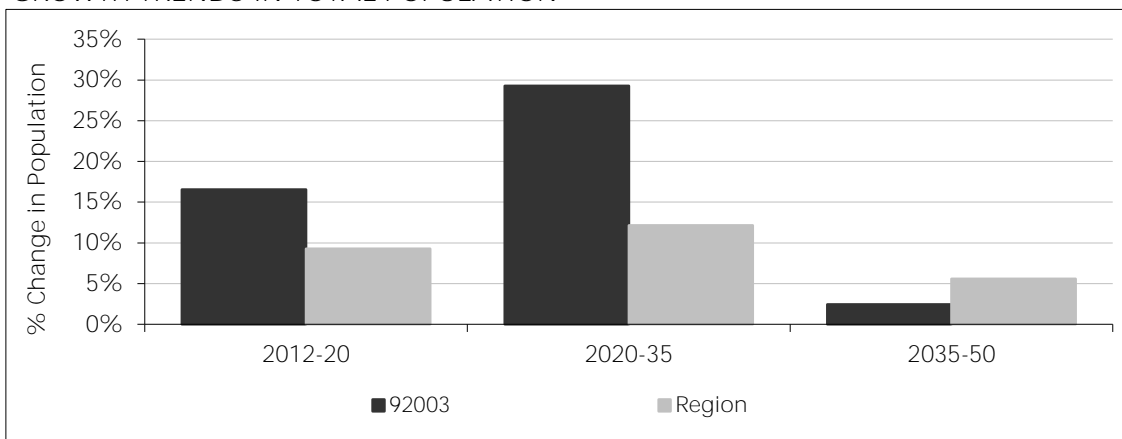
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,442	5,177	6,693	6,856	2,414	54%
Under 5	227	314	406	437	210	93%
5 to 9	242	307	378	403	161	67%
10 to 14	250	286	352	367	117	47%
15 to 17	169	178	234	204	35	21%
18 to 19	128	103	132	116	-12	-9%
20 to 24	220	249	294	268	48	22%
25 to 29	224	269	279	301	77	34%
30 to 34	209	273	309	394	185	89%
35 to 39	249	279	353	360	111	45%
40 to 44	272	275	397	389	117	43%
45 to 49	343	315	430	421	78	23%
50 to 54	362	306	395	413	51	14%
55 to 59	337	384	429	512	175	52%
60 to 61	100	138	134	145	45	45%
62 to 64	187	207	204	223	36	19%
65 to 69	258	357	349	380	122	47%
70 to 74	218	383	556	503	285	131%
75 to 79	187	269	508	374	187	100%
80 to 84	134	138	300	260	126	94%
85 and over	126	147	254	386	260	206%
Median Age	45.5	45.9	47.5	47.2	1.7	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,442	5,177	6,693	6,856	2,414	54%
Hispanic	1,029	1,499	2,548	3,109	2,080	202%
Non-Hispanic	3,413	3,678	4,145	3,747	334	10%
White	2,958	3,182	3,433	2,956	-2	0%
Black	80	89	87	60	-20	-25%
American Indian	27	21	14	13	-14	-52%
Asian	176	203	364	437	261	148%
Hawaiian / Pacific Islander	22	13	14	23	1	5%
Other	10	4	4	6	-4	-40%
Two or More Races	140	166	229	252	112	80%

GROWTH TRENDS IN TOTAL POPULATION



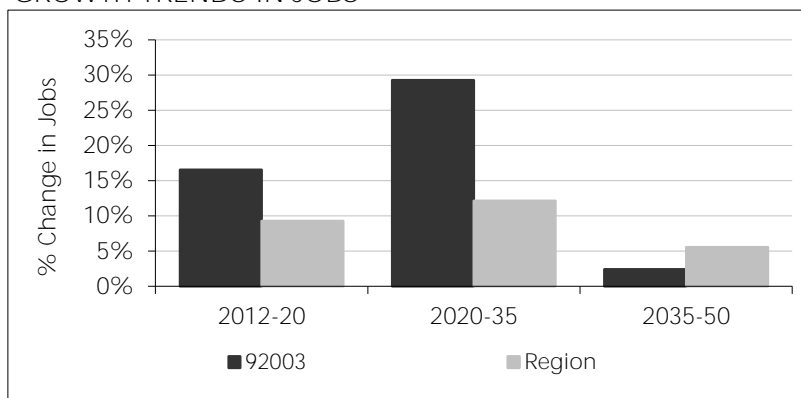
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,397	1,552	1,552	1,732	335	24%
Civilian Jobs	1,397	1,552	1,552	1,732	335	24%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	10,507	10,507	10,507	10,507	0	0%
Developed Acres	7,108	7,238	8,154	8,902	1,794	25%
Low Density Single Family	3,135	3,213	4,033	4,543	1,408	45%
Single Family	114	149	245	272	158	139%
Multiple Family	19	19	19	19	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	9	9	9	9	0	0%
Commercial/Services	174	177	177	184	10	6%
Office	0	4	4	8	8	--
Schools	41	41	41	41	0	0%
Roads and Freeways	379	379	379	379	0	0%
Agricultural and Extractive ²	3,169	3,169	3,169	3,169	0	0%
Parks and Military Use	62	72	72	271	210	339%
Vacant Developable Acres	2,472	2,342	1,426	678	-1,794	-73%
Low Density Single Family	2,050	1,973	1,153	642	-1,408	-69%
Single Family	194	159	63	36	-158	-81%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	10	6	6	0	-10	-100%
Office	8	5	5	0	-8	-100%
Schools	0	0	0	0	0	0%
Parks and Other	210	199	199	0	-210	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	927	927	927	927	0	0%
Employment Density ³	6.3	6.7	6.7	7.2	0.9	15%
Residential Density ⁴	0.5	0.6	0.6	0.5	0.0	2%

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