

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91914

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	16,517	19,204	20,969	21,520	5,003	30%
Household Population	16,517	18,967	20,726	21,271	4,754	29%
Group Quarters Population	0	237	243	249	249	0%
Civilian	0	237	243	249	249	0%
Military	0	0	0	0	0	0%
Total Housing Units	4,708	5,316	5,900	6,151	1,443	31%
Single Family	3,643	4,251	4,835	5,086	1,443	40%
Multiple Family	1,065	1,065	1,065	1,065	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,607	5,202	5,790	6,013	1,406	31%
Single Family	3,600	4,190	4,776	5,001	1,401	39%
Multiple Family	1,007	1,012	1,014	1,012	5	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.1%	2.1%	1.9%	2.2%	0.1	5%
Single Family	1.2%	1.4%	1.2%	1.7%	0.5	42%
Multiple Family	5.4%	5.0%	4.8%	5.0%	-0.4	-7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.59	3.65	3.58	3.54	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	237	167	307	390	153	65%
\$15,000-\$29,999	298	283	236	181	-117	-39%
\$30,000-\$44,999	397	396	324	288	-109	-27%
\$45,000-\$59,999	200	440	446	371	171	86%
\$60,000-\$74,999	495	503	452	394	-101	-20%
\$75,000-\$99,999	678	1,000	995	807	129	19%
\$100,000-\$124,999	489	669	703	844	355	73%
\$125,000-\$149,999	387	544	571	610	223	58%
\$150,000-\$199,999	737	712	866	936	199	27%
\$200,000 or more	689	488	890	1,192	503	73%
Total Households	4,607	5,202	5,790	6,013	1,406	31%
Median Household Income						
Adjusted for inflation (\$2010)	\$99,945	\$95,300	\$104,801	\$117,047	\$17,102	17%

*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.

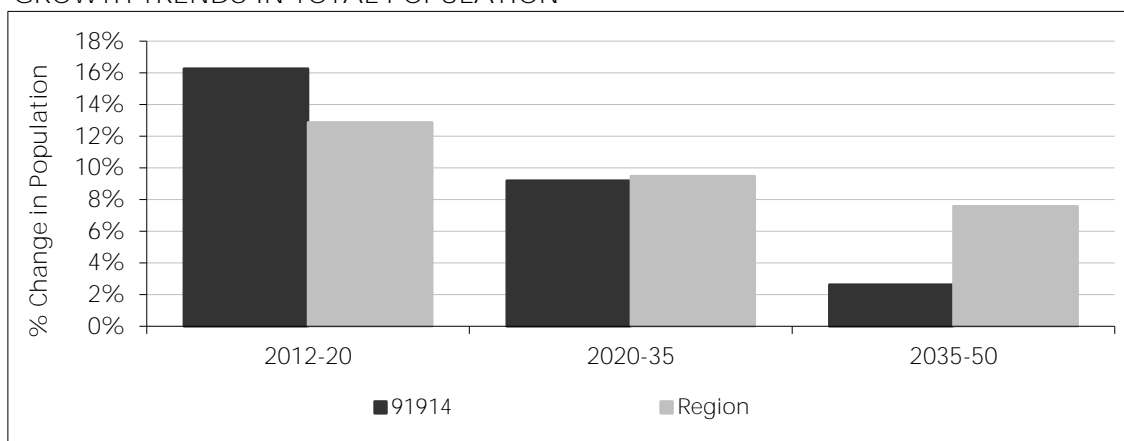
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	16,517	19,204	20,969	21,520	5,003	30%
Under 5	953	1,245	1,071	1,002	49	5%
5 to 9	1,292	1,513	1,352	1,367	75	6%
10 to 14	1,490	1,477	1,561	1,559	69	5%
15 to 17	909	926	884	868	-41	-5%
18 to 19	598	477	490	486	-112	-19%
20 to 24	1,017	1,121	1,027	1,050	33	3%
25 to 29	744	832	687	714	-30	-4%
30 to 34	793	805	790	778	-15	-2%
35 to 39	1,260	1,295	1,352	1,202	-58	-5%
40 to 44	1,558	1,482	1,845	1,519	-39	-3%
45 to 49	1,360	1,446	1,582	1,664	304	22%
50 to 54	1,180	1,346	1,472	1,667	487	41%
55 to 59	1,015	1,306	1,327	1,576	561	55%
60 to 61	289	541	506	601	312	108%
62 to 64	470	699	725	770	300	64%
65 to 69	581	1,046	1,214	1,356	775	133%
70 to 74	360	697	1,081	1,014	654	182%
75 to 79	250	410	918	822	572	229%
80 to 84	203	250	550	527	324	160%
85 and over	195	290	535	978	783	402%
Median Age	36.8	39.7	43.4	45.6	8.8	24%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	16,517	19,204	20,969	21,520	5,003	30%
Hispanic	7,062	9,029	10,983	12,277	5,215	74%
Non-Hispanic	9,455	10,175	9,986	9,243	-212	-2%
White	5,375	5,847	4,792	3,401	-1,974	-37%
Black	585	714	839	992	407	70%
American Indian	37	55	58	49	12	32%
Asian	2,798	2,877	3,324	3,541	743	27%
Hawaiian / Pacific Islander	48	85	142	193	145	302%
Other	36	36	68	81	45	125%
Two or More Races	576	561	763	986	410	71%

GROWTH TRENDS IN TOTAL POPULATION



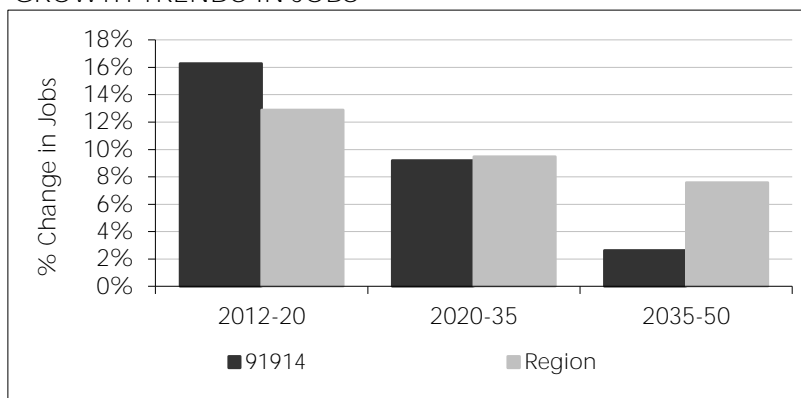
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,296	6,894	6,943	7,387	1,091	17%
Civilian Jobs	6,296	6,894	6,943	7,387	1,091	17%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	10,409	10,409	10,409	10,409	0	0%
Developed Acres	3,650	4,343	4,813	5,102	1,452	40%
Low Density Single Family	9	488	911	1,171	1,162	13110%
Single Family	801	984	1,029	1,037	237	30%
Multiple Family	68	68	68	68	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	5	5	5	5	--
Mixed Use	0	0	0	0	0	0%
Industrial	344	355	355	363	19	5%
Commercial/Services	358	370	371	385	27	8%
Office	28	29	29	29	1	4%
Schools	65	65	65	65	0	0%
Roads and Freeways	582	582	582	582	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,395	1,397	1,397	1,397	1	0%
Vacant Developable Acres	1,655	962	492	203	-1,452	-88%
Low Density Single Family	1,327	848	425	166	-1,162	-88%
Single Family	259	71	26	18	-242	-93%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	23	12	11	4	-19	-81%
Commercial/Services	39	27	26	12	-27	-69%
Office	1	1	1	0	-1	-80%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	5,104	5,104	5,104	5,104	0	0%
Employment Density ³	7.9	8.4	8.5	8.8	0.9	11%
Residential Density ⁴	5.4	3.4	2.9	2.7	-2.7	-50%

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