

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91977

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	60,077	61,545	65,307	65,748	5,671	9%
Household Population	59,478	61,041	64,622	64,919	5,441	9%
Group Quarters Population	599	504	685	829	230	38%
Civilian	599	504	685	829	230	38%
Military	0	0	0	0	0	0%
Total Housing Units	19,604	20,143	21,114	21,950	2,346	12%
Single Family	14,196	14,753	15,716	16,698	2,502	18%
Multiple Family	4,515	4,497	4,505	4,359	-156	-3%
Mobile Homes	893	893	893	893	0	0%
Occupied Housing Units	18,749	18,909	20,050	20,205	1,456	8%
Single Family	13,366	13,796	14,915	15,292	1,926	14%
Multiple Family	4,562	4,289	4,316	4,112	-450	-10%
Mobile Homes	821	824	819	801	-20	-2%
Vacancy Rate	4.4%	6.1%	5.0%	7.9%	3.5	80%
Single Family	5.8%	6.5%	5.1%	8.4%	2.6	45%
Multiple Family	-1.0%	4.6%	4.2%	5.7%	6.7	-670%
Mobile Homes	8.1%	7.7%	8.3%	10.3%	2.2	27%
Persons per Household	3.17	3.23	3.22	3.21	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	1,323	1,243	1,099	919	-404	-31%
\$15,000-\$29,999	2,274	2,046	1,868	1,636	-638	-28%
\$30,000-\$44,999	2,479	2,405	2,316	2,053	-426	-17%
\$45,000-\$59,999	2,548	2,369	2,354	2,223	-325	-13%
\$60,000-\$74,999	2,399	2,043	2,008	2,090	-309	-13%
\$75,000-\$99,999	2,618	2,750	3,067	2,949	331	13%
\$100,000-\$124,999	1,810	2,052	2,245	2,335	525	29%
\$125,000-\$149,999	1,187	1,354	1,619	1,818	631	53%
\$150,000-\$199,999	1,261	1,507	1,899	2,152	891	71%
\$200,000 or more	850	1,140	1,575	2,030	1,180	139%
Total Households	18,749	18,909	20,050	20,205	1,456	8%

*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.

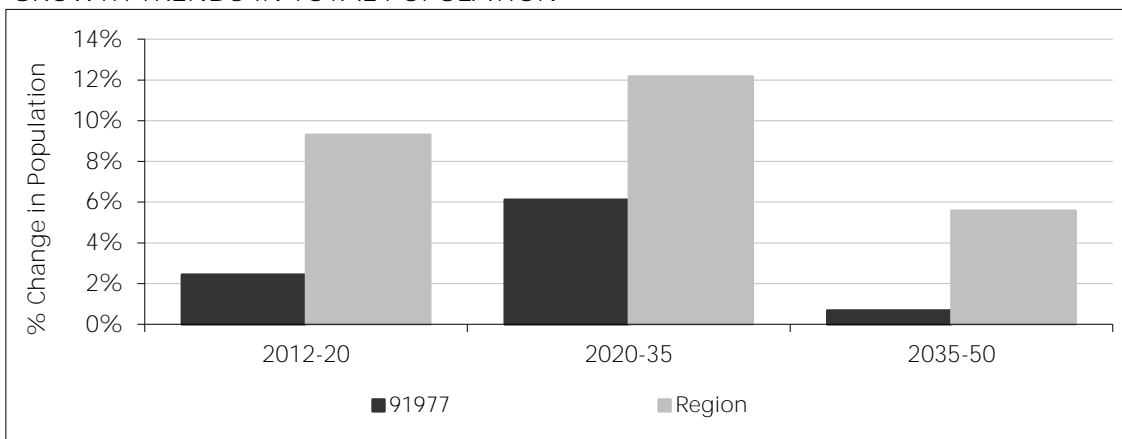
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	60,077	61,545	65,307	65,748	5,671	9%
Under 5	4,436	4,934	4,701	4,532	96	2%
5 to 9	4,321	4,362	4,611	4,421	100	2%
10 to 14	4,555	4,282	4,532	4,543	-12	0%
15 to 17	3,020	2,566	2,654	2,649	-371	-12%
18 to 19	2,069	1,594	1,624	1,659	-410	-20%
20 to 24	4,346	4,284	3,995	3,938	-408	-9%
25 to 29	4,090	4,435	3,938	3,881	-209	-5%
30 to 34	3,855	3,932	3,992	3,839	-16	0%
35 to 39	3,623	3,879	4,272	3,746	123	3%
40 to 44	3,947	3,556	4,348	3,803	-144	-4%
45 to 49	4,039	3,618	3,892	3,941	-98	-2%
50 to 54	4,269	3,835	3,913	4,271	2	0%
55 to 59	3,649	3,882	3,344	4,204	555	15%
60 to 61	1,318	1,599	1,360	1,539	221	17%
62 to 64	1,733	2,094	1,933	2,065	332	19%
65 to 69	2,143	2,928	3,127	3,167	1,024	48%
70 to 74	1,440	2,188	2,883	2,460	1,020	71%
75 to 79	1,152	1,478	2,726	2,644	1,492	130%
80 to 84	947	928	1,737	1,833	886	94%
85 and over	1,125	1,171	1,725	2,613	1,488	132%
Median Age	34.2	35.5	38.1	39.6	5.4	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	60,077	61,545	65,307	65,748	5,671	9%
Hispanic	25,266	28,409	34,399	38,538	13,272	53%
Non-Hispanic	34,811	33,136	30,908	27,210	-7,601	-22%
White	20,060	17,462	11,877	6,397	-13,663	-68%
Black	6,596	7,051	8,079	8,511	1,915	29%
American Indian	165	176	191	174	9	5%
Asian	4,875	5,165	6,860	7,869	2,994	61%
Hawaiian / Pacific Islander	568	598	667	755	187	33%
Other	108	113	147	137	29	27%
Two or More Races	2,439	2,571	3,087	3,367	928	38%

GROWTH TRENDS IN TOTAL POPULATION



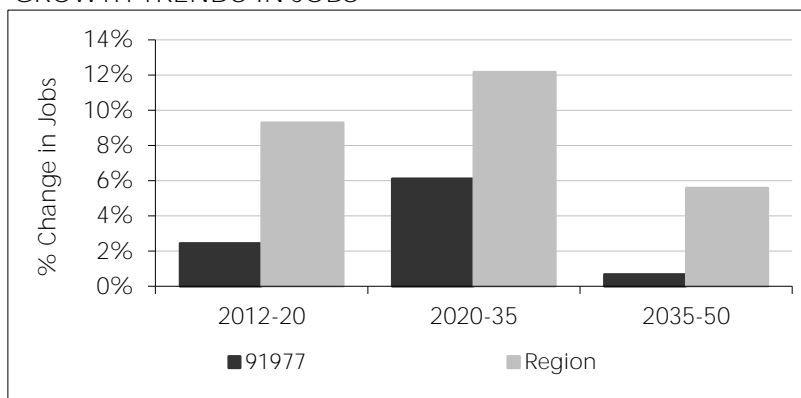
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,284	9,315	10,152	11,387	3,103	37%
Civilian Jobs	8,284	9,315	10,152	11,387	3,103	37%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,944	7,944	7,944	7,944	0	0%
Developed Acres	5,430	5,540	5,712	6,041	610	11%
Low Density Single Family	65	75	91	110	45	69%
Single Family	3,017	3,100	3,257	3,562	545	18%
Multiple Family	192	192	192	188	-4	-2%
Mobile Homes	105	94	67	36	-69	-65%
Other Residential	5	2	2	1	-4	-70%
Mixed Use	0	0	0	0	0	0%
Industrial	159	183	202	228	69	44%
Commercial/Services	221	239	254	267	46	21%
Office	8	9	11	15	7	93%
Schools	261	258	258	258	-3	-1%
Roads and Freeways	1,219	1,219	1,219	1,219	0	0%
Agricultural and Extractive ²	5	3	0	0	-5	-100%
Parks and Military Use	174	164	158	155	-19	-11%
Vacant Developable Acres	823	714	542	213	-610	-74%
Low Density Single Family	54	44	29	10	-45	-82%
Single Family	643	570	439	165	-477	-74%
Multiple Family	1	1	1	1	0	-8%
Mixed Use	0	0	0	0	0	0%
Industrial	70	54	39	16	-54	-77%
Commercial/Services	39	31	23	13	-26	-67%
Office	8	5	3	0	-8	-95%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	8	8	8	8	0	0%
Constrained Acres	1,691	1,691	1,691	1,691	0	0%
Employment Density ³	12.8	13.5	14.0	14.8	2.1	16%
Residential Density ⁴	5.8	5.8	5.9	5.6	-0.2	-3%

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