

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92091

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,659	1,696	1,940	1,951	292	18%
Household Population	1,659	1,696	1,940	1,951	292	18%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	793	793	898	899	106	13%
Single Family	735	735	840	841	106	14%
Multiple Family	58	58	58	58	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	693	693	797	803	110	16%
Single Family	609	609	713	722	113	19%
Multiple Family	84	84	84	81	-3	-4%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	12.6%	12.6%	11.2%	10.7%	-1.9	-15%
Single Family	17.1%	17.1%	15.1%	14.1%	-3.0	-18%
Multiple Family	-44.8%	-44.8%	-44.8%	-39.7%	5.1	-11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.39	2.45	2.43	2.43	0.0	2%

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	16	34	29	29	13	81%
\$15,000-\$29,999	15	32	40	32	17	113%
\$30,000-\$44,999	18	47	46	44	26	144%
\$45,000-\$59,999	44	48	46	42	-2	-5%
\$60,000-\$74,999	18	52	53	45	27	150%
\$75,000-\$99,999	79	62	80	74	-5	-6%
\$100,000-\$124,999	292	73	70	61	-231	-79%
\$125,000-\$149,999	17	69	76	79	62	365%
\$150,000-\$199,999	18	95	127	129	111	617%
\$200,000 or more	176	181	230	268	92	52%
Total Households	693	693	797	803	110	16%

*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.

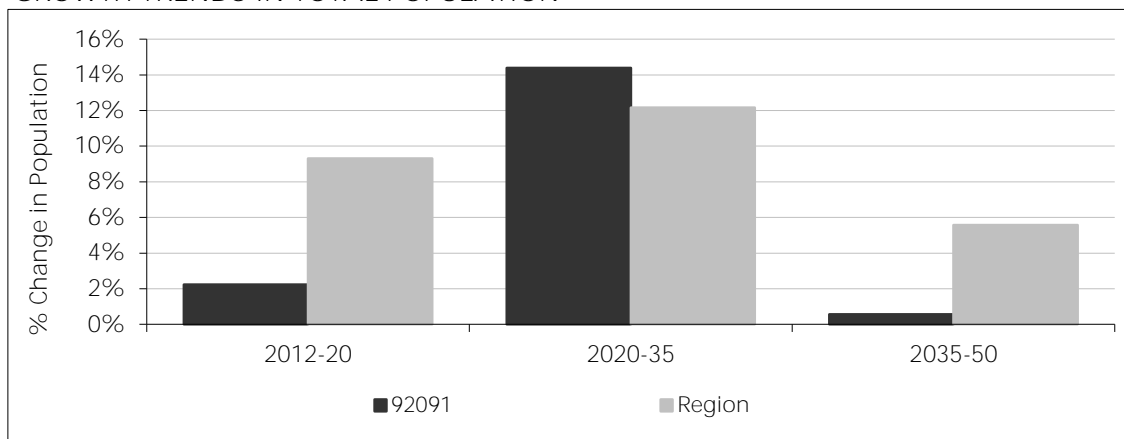
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,659	1,696	1,940	1,951	292	18%
Under 5	92	101	77	109	17	18%
5 to 9	164	147	132	187	23	14%
10 to 14	164	143	153	152	-12	-7%
15 to 17	84	68	88	77	-7	-8%
18 to 19	46	33	54	23	-23	-50%
20 to 24	75	51	62	53	-22	-29%
25 to 29	49	48	53	55	6	12%
30 to 34	41	51	63	67	26	63%
35 to 39	75	86	69	74	-1	-1%
40 to 44	113	122	103	132	19	17%
45 to 49	100	89	131	125	25	25%
50 to 54	120	98	123	122	2	2%
55 to 59	166	123	133	105	-61	-37%
60 to 61	88	89	45	48	-40	-45%
62 to 64	81	163	82	83	2	2%
65 to 69	83	128	163	157	74	89%
70 to 74	56	90	197	143	87	155%
75 to 79	22	44	121	107	85	386%
80 to 84	21	7	53	51	30	143%
85 and over	19	15	38	81	62	326%
Median Age	41.7	44.9	49.4	46.9	5.2	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,659	1,696	1,940	1,951	292	18%
Hispanic	196	201	271	311	115	59%
Non-Hispanic	1,463	1,495	1,669	1,640	177	12%
White	1,245	1,237	1,312	1,215	-30	-2%
Black	14	22	26	31	17	121%
American Indian	7	3	3	13	6	86%
Asian	149	174	257	292	143	96%
Hawaiian / Pacific Islander	0	2	3	10	10	--
Other	0	0	2	7	7	--
Two or More Races	48	57	66	72	24	50%

GROWTH TRENDS IN TOTAL POPULATION



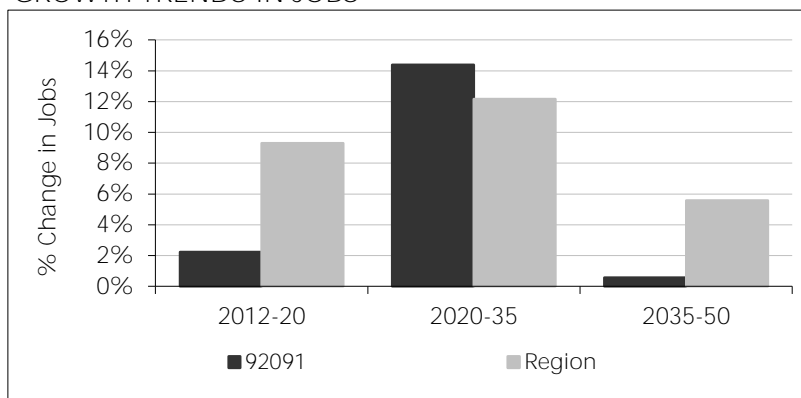
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	525	611	617	617	92	18%
Civilian Jobs	525	611	617	617	92	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	821	821	821	821	0	0%
Developed Acres	343	564	801	803	459	134%
Low Density Single Family	132	132	191	193	61	46%
Single Family	108	108	117	117	10	9%
Multiple Family	3	3	3	3	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	10	10	10	4	71%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	70	70	70	70	0	0%
Agricultural and Extractive ²	1	1	1	1	0	0%
Parks and Military Use	22	239	407	407	385	1743%
Vacant Developable Acres	475	255	17	16	-459	-97%
Low Density Single Family	76	76	16	15	-61	-80%
Single Family	11	11	1	1	-10	-91%
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	4	0	0	0	-4	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	385	168	0	0	-385	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2	2	2	2	0	0%
Employment Density ³	80.5	57.3	56.9	56.9	-23.7	-29%
Residential Density ⁴	3.3	3.3	2.9	2.9	-0.4	-12%

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