

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91935

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,403	9,381	10,262	11,502	3,099	37%
Household Population	8,395	9,379	10,254	11,491	3,096	37%
Group Quarters Population	8	2	8	11	3	38%
Civilian	8	2	8	11	3	38%
Military	0	0	0	0	0	0%
Total Housing Units	3,009	3,328	3,582	4,046	1,037	34%
Single Family	2,846	3,165	3,419	3,899	1,053	37%
Multiple Family	121	121	121	121	0	0%
Mobile Homes	42	42	42	26	-16	-38%
Occupied Housing Units	2,937	3,244	3,512	3,952	1,015	35%
Single Family	2,772	3,079	3,347	3,806	1,034	37%
Multiple Family	123	123	123	121	-2	-2%
Mobile Homes	42	42	42	25	-17	-40%
Vacancy Rate	2.4%	2.5%	2.0%	2.3%	-0.1	-4%
Single Family	2.6%	2.7%	2.1%	2.4%	-0.2	-8%
Multiple Family	-1.7%	-1.7%	-1.7%	0.0%	1.7	-100%
Mobile Homes	0.0%	0.0%	0.0%	3.8%	3.8	0%
Persons per Household	2.86	2.89	2.92	2.91	0.1	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	93	125	109	100	7	8%
\$15,000-\$29,999	92	180	161	151	59	64%
\$30,000-\$44,999	184	220	207	202	18	10%
\$45,000-\$59,999	312	245	237	238	-74	-24%
\$60,000-\$74,999	302	286	259	251	-51	-17%
\$75,000-\$99,999	322	456	473	481	159	49%
\$100,000-\$124,999	463	407	420	483	20	4%
\$125,000-\$149,999	271	333	384	418	147	54%
\$150,000-\$199,999	439	481	562	659	220	50%
\$200,000 or more	459	511	700	969	510	111%
Total Households	2,937	3,244	3,512	3,952	1,015	35%
Median Household Income						
Adjusted for inflation (\$2010)	\$108,828	\$106,757	\$118,452	\$129,187	\$20,359	19%

*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.

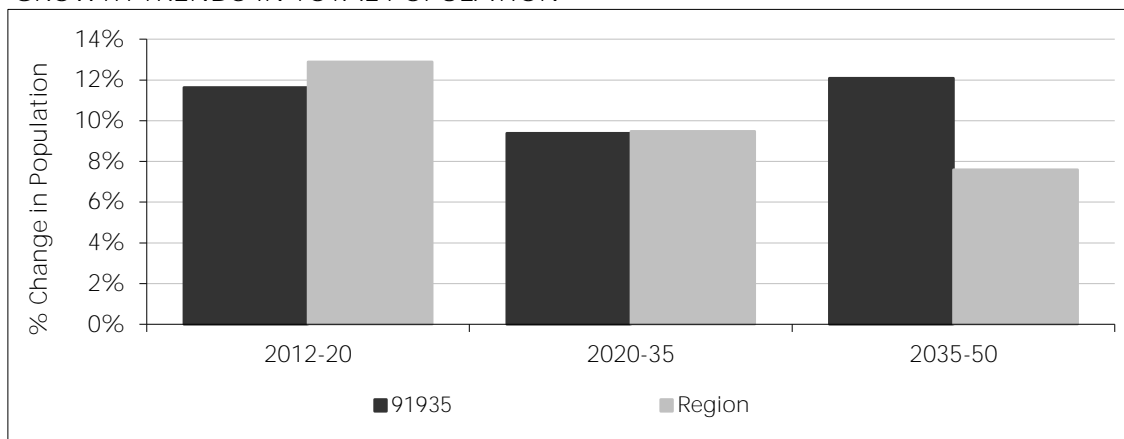
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,403	9,381	10,262	11,502	3,099	37%
Under 5	316	347	347	461	145	46%
5 to 9	323	387	424	523	200	62%
10 to 14	541	519	586	638	97	18%
15 to 17	403	306	393	414	11	3%
18 to 19	349	252	287	291	-58	-17%
20 to 24	693	798	835	828	135	19%
25 to 29	509	566	638	730	221	43%
30 to 34	401	497	495	595	194	48%
35 to 39	446	583	658	686	240	54%
40 to 44	505	528	790	807	302	60%
45 to 49	703	708	795	739	36	5%
50 to 54	848	781	832	844	-4	0%
55 to 59	717	825	694	964	247	34%
60 to 61	239	283	216	282	43	18%
62 to 64	305	451	362	479	174	57%
65 to 69	432	621	576	663	231	53%
70 to 74	242	417	509	477	235	97%
75 to 79	183	232	377	384	201	110%
80 to 84	116	150	230	310	194	167%
85 and over	132	130	218	387	255	193%
Median Age	42.2	44.1	43.0	43.6	1.4	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,403	9,381	10,262	11,502	3,099	37%
Hispanic	2,607	3,105	3,899	5,194	2,587	99%
Non-Hispanic	5,796	6,276	6,363	6,308	512	9%
White	4,716	4,905	4,597	4,239	-477	-10%
Black	389	488	551	611	222	57%
American Indian	21	24	26	18	-3	-14%
Asian	427	506	711	887	460	108%
Hawaiian / Pacific Islander	13	36	48	66	53	408%
Other	27	27	28	21	-6	-22%
Two or More Races	203	290	402	466	263	130%

GROWTH TRENDS IN TOTAL POPULATION



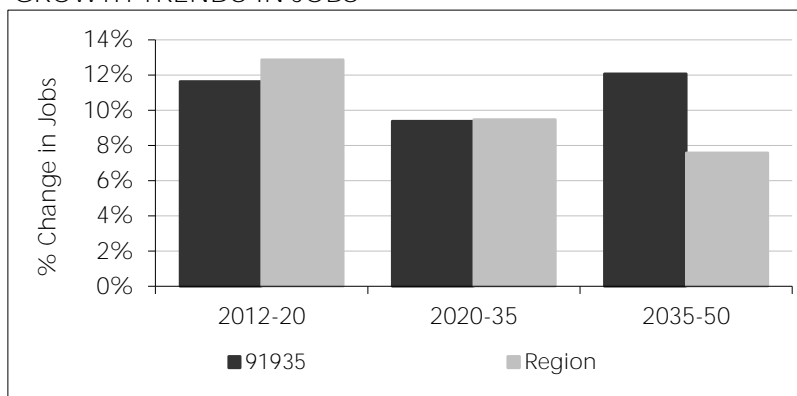
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,152	1,304	1,716	2,183	1,031	89%
Civilian Jobs	1,152	1,304	1,716	2,183	1,031	89%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	62,087	62,087	62,087	62,087	0	0%
Developed Acres	18,093	25,503	26,310	27,010	8,918	49%
Low Density Single Family	12,650	19,829	20,631	21,312	8,662	68%
Single Family	555	554	551	550	-4	-1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	10	10	10	6	-4	-43%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	25	25	25	25	0	0%
Commercial/Services	467	478	503	532	65	14%
Office	2	2	5	7	5	264%
Schools	64	64	64	64	0	0%
Roads and Freeways	701	701	701	701	0	0%
Agricultural and Extractive ²	786	785	766	758	-28	-4%
Parks and Military Use	2,834	3,056	3,056	3,056	222	8%
Vacant Developable Acres	18,880	11,470	10,663	9,963	-8,918	-47%
Low Density Single Family	18,605	11,425	10,623	9,942	-8,662	-47%
Single Family	0	0	0	0	0	0%
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	48	39	37	20	-28	-59%
Office	6	6	3	0	-5	-92%
Schools	0	0	0	0	0	0%
Parks and Other	222	0	0	0	-222	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	25,114	25,114	25,114	25,114	0	0%
Employment Density ³	2.1	2.3	2.9	3.5	1.4	68%
Residential Density ⁴	0.2	0.2	0.2	0.2	0.0	-19%

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