

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92059

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,425	1,586	1,661	1,667	242	17%
Household Population	1,425	1,586	1,661	1,667	242	17%
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	478	504	528	538	60	13%
Single Family	471	497	521	531	60	13%
Multiple Family	7	7	7	7	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	474	498	523	530	56	12%
Single Family	467	491	516	523	56	12%
Multiple Family	7	7	7	7	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.8%	1.2%	0.9%	1.5%	0.7	88%
Single Family	0.8%	1.2%	1.0%	1.5%	0.7	88%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.01	3.18	3.18	3.15	0.1	5%

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	74	73	63	55	-19	-26%
\$15,000-\$29,999	10	56	56	50	40	400%
\$30,000-\$44,999	50	58	53	44	-6	-12%
\$45,000-\$59,999	47	61	61	55	8	17%
\$60,000-\$74,999	66	54	49	61	-5	-8%
\$75,000-\$99,999	67	64	78	66	-1	-1%
\$100,000-\$124,999	64	37	39	62	-2	-3%
\$125,000-\$149,999	32	46	44	40	8	25%
\$150,000-\$199,999	44	42	67	61	17	39%
\$200,000 or more	20	7	13	36	16	80%
Total Households	474	498	523	530	56	12%
Median Household Income						
Adjusted for inflation (\$2010)	\$72,727	\$60,278	\$68,724	\$75,000	\$2,273	3%

*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.

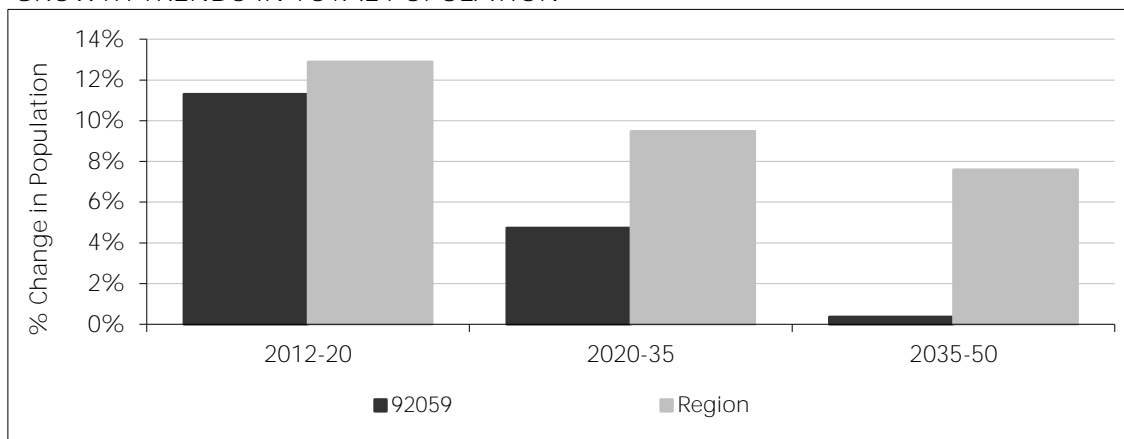
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,425	1,586	1,661	1,667	242	17%
Under 5	102	136	108	143	41	40%
5 to 9	81	146	119	136	55	68%
10 to 14	109	72	71	70	-39	-36%
15 to 17	50	71	80	44	-6	-12%
18 to 19	34	23	32	30	-4	-12%
20 to 24	119	65	88	45	-74	-62%
25 to 29	97	67	49	92	-5	-5%
30 to 34	117	93	88	99	-18	-15%
35 to 39	88	115	121	120	32	36%
40 to 44	101	133	124	94	-7	-7%
45 to 49	118	94	137	119	1	1%
50 to 54	99	99	115	116	17	17%
55 to 59	79	114	82	102	23	29%
60 to 61	29	36	35	39	10	34%
62 to 64	60	63	63	68	8	13%
65 to 69	39	73	81	84	45	115%
70 to 74	35	93	111	99	64	183%
75 to 79	25	34	79	33	8	32%
80 to 84	13	17	35	45	32	246%
85 and over	30	42	43	89	59	197%
Median Age	35.2	40.2	43.0	42.9	7.7	22%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,425	1,586	1,661	1,667	242	17%
Hispanic	617	619	731	770	153	25%
Non-Hispanic	808	967	930	897	89	11%
White	509	638	652	634	125	25%
Black	28	24	39	29	1	4%
American Indian	210	157	57	13	-197	-94%
Asian	24	78	91	123	99	413%
Hawaiian / Pacific Islander	2	7	8	5	3	150%
Other	3	4	6	1	-2	-67%
Two or More Races	32	59	77	92	60	188%

GROWTH TRENDS IN TOTAL POPULATION



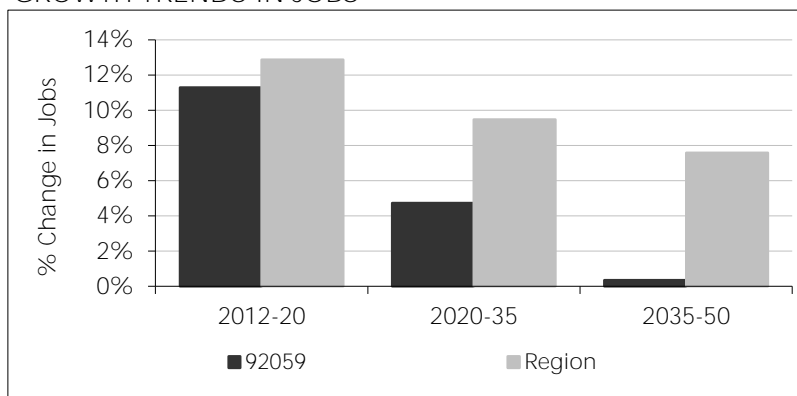
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,391	2,491	2,725	2,781	390	16%
Civilian Jobs	2,391	2,491	2,725	2,781	390	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	19,581	19,581	19,581	19,581	0	0%
Developed Acres	4,354	5,137	6,051	6,408	2,054	47%
Low Density Single Family	1,588	2,371	3,114	3,429	1,842	116%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	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	15	15	15	15	0	0%
Commercial/Services	35	35	35	35	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	147	147	147	147	0	0%
Agricultural and Extractive ²	2,551	2,551	2,722	2,763	212	8%
Parks and Military Use	18	18	18	18	0	0%
Vacant Developable Acres	6,537	5,753	4,839	4,482	-2,054	-31%
Low Density Single Family	6,383	5,600	4,686	4,329	-2,054	-32%
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	153	153	153	153	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	8,691	8,691	8,691	8,691	0	0%
Employment Density ³	47.7	49.7	54.4	55.5	--	#VALUE!
Residential Density ⁴	0.3	0.2	0.2	0.2	-0.1	-48%

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