SERIES 13 REGIONAL GROWTH FORECAST

ZIP Code 92173

POPULATION AND HOUSING

					2012 to 2050 Change*	
	2012	2020	2035	2050	Numeric	Percent
Total Population	29,673	32,348	37,968	41,793	12,120	41%
Household Population	29,625	32,311	37,903	41,704	12,079	41%
Group Quarters Population	48	37	65	89	41	85%
Civilian	48	37	65	89	41	85%
Military	0	0	0	0	0	0%
Total Housing Units	7,783	8,388	9,832	10,928	3,145	40%
Single Family	2,679	3,205	3,386	3,718	1,039	39%
Multiple Family	4,617	4,696	5,959	6,909	2,292	50%
Mobile Homes	487	487	487	301	-186	-38%
Occupied Housing Units	7,641	8,228	9,694	10,735	3,094	40%
Single Family	2,668	3,169	3,369	3,687	1,019	38%
Multiple Family	4,497	4,582	5,851	6,764	2,267	50%
Mobile Homes	476	477	474	284	-192	-40%
Vacancy Rate	1.8%	1.9%	1.4%	1.8%	0.0	0%
Single Family	0.4%	1.1%	0.5%	0.8%	0.4	100%
Multiple Family	2.6%	2.4%	1.8%	2.1%	-0.5	-19%
Mobile Homes	2.3%	2.1%	2.7%	5.6%	3.3	143%
Persons per Household	3.88	3.93	3.91	3.88	0.0	0%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

					2012 to 2050 Change*	
	2012	2020	2035	2050	Numeric	Percent
Households by Income Category						
Less than $15,000	1,337	1,314	1,314	1,254	-83	-6%
$15,000-$29,999	1,691	1,531	1,634	1,630	-61	-4%
$30,000-$44,999	1,316	1,406	1,524	1,583	267	20%
$45,000-$59,999	870	1,100	1,294	1,413	543	62%
$60,000-$74,999	773	862	1,029	1,128	355	46%
$75,000-$99,999	797	878	1,173	1,437	640	80%
$100,000-$124,999	405	479	675	848	443	109%
$125,000-$149,999	229	300	451	514	285	124%
$150,000-$199,999	142	249	394	604	462	325%
$200,000 or more	81	109	206	324	243	300%
Total Households	7,641	8,228	9,694	10,735	3,094	40%
Median Household Income						
Adjusted for inflation ($2010)	$39,033	$43,538	$49,347	$54,559	$15,526	40%

*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.

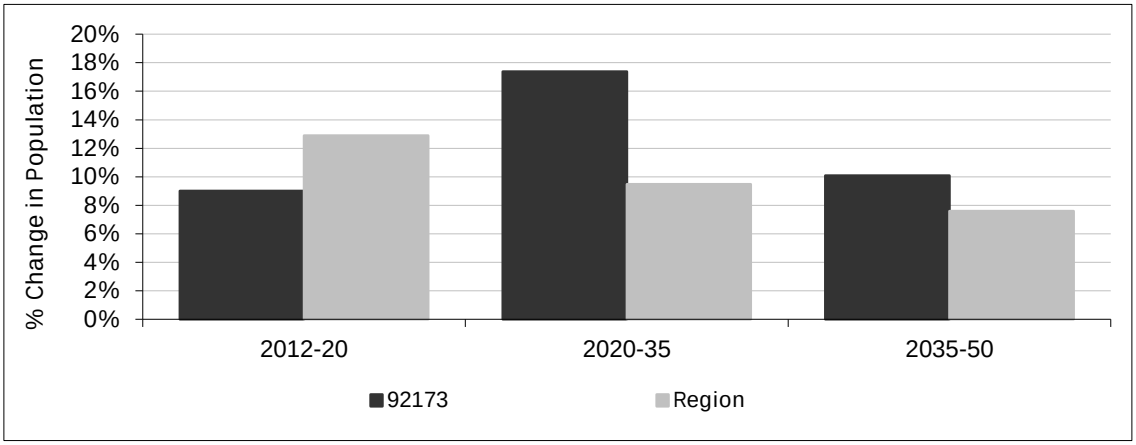
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	29,673	32,348	37,968	41,793	12,120	41%
Under 5	2,935	3,345	3,384	3,117	182	6%
5 to 9	2,340	2,317	2,506	2,413	73	3%
10 to 14	2,559	2,446	2,555	2,634	75	3%
15 to 17	1,796	1,605	1,593	1,704	-92	-5%
18 to 19	1,247	1,077	1,085	1,139	-108	-9%
20 to 24	2,714	2,841	2,530	2,716	2	0%
25 to 29	2,064	2,317	2,235	2,221	157	8%
30 to 34	1,733	1,781	2,091	2,006	273	16%
35 to 39	1,662	1,671	2,173	1,848	186	11%
40 to 44	1,756	1,574	2,241	2,020	264	15%
45 to 49	1,889	1,934	2,173	2,496	607	32%
50 to 54	1,763	1,967	2,098	2,732	969	55%
55 to 59	1,454	1,956	2,008	2,916	1,462	101%
60 to 61	472	703	832	1,042	570	121%
62 to 64	621	944	1,182	1,410	789	127%
65 to 69	822	1,329	2,095	2,277	1,455	177%
70 to 74	600	957	1,815	1,923	1,323	221%
75 to 79	514	656	1,563	1,942	1,428	278%
80 to 84	395	460	1,041	1,667	1,272	322%
85 and over	337	468	768	1,570	1,233	366%
Median Age	28.0	30.6	37.3	42.7	14.7	53%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	29,673	32,348	37,968	41,793	12,120	41%
Hispanic	27,617	30,446	36,063	40,176	12,559	45%
Non-Hispanic	2,056	1,902	1,905	1,617	-439	-21%
White	791	678	455	146	-645	-82%
Black	338	297	326	305	-33	-10%
American Indian	21	11	7	2	-19	-90%
Asian	677	675	841	881	204	30%
Hawaiian / Pacific Islander	45	39	31	26	-19	-42%
Other	17	13	3	0	-17	-100%
Two or More Races	167	189	242	257	90	54%

GROWTH TRENDS IN TOTAL POPULATION



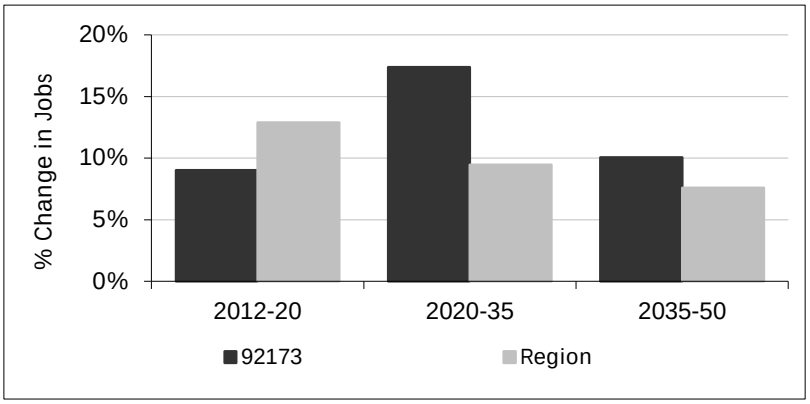
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	7,322	8,284	9,173	9,800	2,478	34%
Civilian Jobs	7,322	8,284	9,173	9,800	2,478	34%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,601	2,601	2,601	2,601	0	0%
Developed Acres	2,263	2,398	2,494	2,557	294	13%
Low Density Single Family	13	13	11	11	-2	-16%
Single Family	375	479	518	559	184	49%
Multiple Family	184	192	262	298	113	62%
Mobile Homes	37	35	25	10	-27	-74%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	10	14	14	--
Industrial	138	111	129	135	-3	-2%
Commercial/Services	179	187	200	214	36	20%
Office	17	17	17	17	0	0%
Schools	113	113	113	113	0	0%
Roads and Freeways	481	533	533	533	52	11%
Agricultural and Extractive[2]	138	138	138	138	0	0%
Parks and Military Use	589	576	537	517	-72	-12%
Vacant Developable Acres	298	163	67	4	-294	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	152	86	36	1	-152	-100%
Multiple Family	23	16	7	0	-23	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	47	24	4	0	-47	-100%
Commercial/Services	43	32	16	0	-43	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	-100%
Parks and Other	32	3	3	3	-29	-91%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	41	41	41	41	0	0%
Employment Density[3]	16.4	19.2	19.8	20.2	3.8	23%
Residential Density[4]	12.8	11.6	12.0	12.4	-0.4	-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