

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91935

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,407	9,387	10,271	11,505	3,098	37%
Household Population	8,399	9,385	10,263	11,494	3,095	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	3,012	3,331	3,585	4,049	1,037	34%
Single Family	2,849	3,168	3,422	3,902	1,053	37%
Multiple Family	121	121	121	121	0	0%
Mobile Homes	42	42	42	26	-16	-38%
Occupied Housing Units	2,940	3,246	3,515	3,953	1,013	34%
Single Family	2,775	3,081	3,350	3,807	1,032	37%
Multiple Family	123	123	123	121	-2	-2%
Mobile Homes	42	42	42	25	-17	-40%
Vacancy Rate	2.4%	2.6%	2.0%	2.4%	0.0	0%
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	94	125	109	100	6	6%
\$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	287	259	251	-51	-17%
\$75,000-\$99,999	322	457	475	482	160	50%
\$100,000-\$124,999	464	407	421	483	19	4%
\$125,000-\$149,999	271	333	384	418	147	54%
\$150,000-\$199,999	440	481	562	659	219	50%
\$200,000 or more	459	511	700	969	510	111%
Total Households	2,940	3,246	3,515	3,953	1,013	34%

*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.

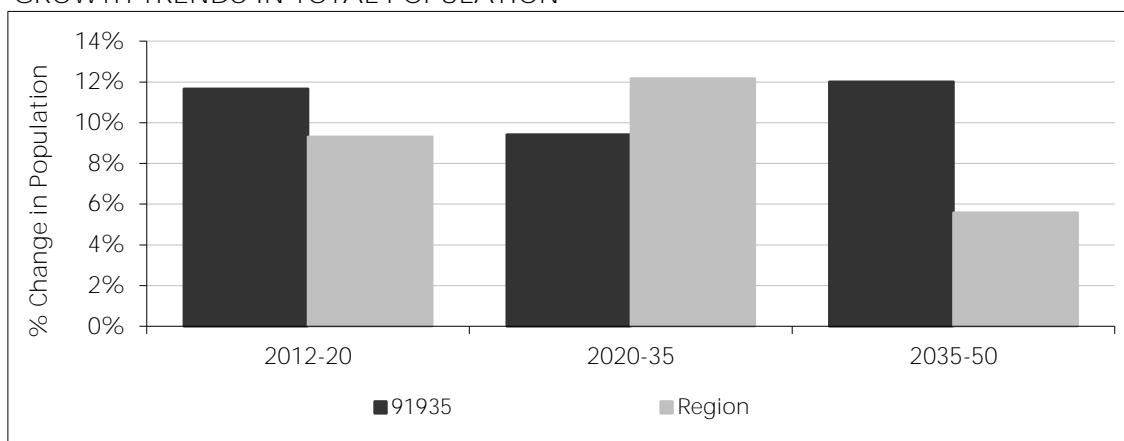
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,407	9,387	10,271	11,505	3,098	37%
Under 5	316	349	349	461	145	46%
5 to 9	323	387	424	523	200	62%
10 to 14	541	520	587	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	506	528	790	807	301	59%
45 to 49	704	709	796	740	36	5%
50 to 54	849	782	834	844	-5	-1%
55 to 59	717	826	694	965	248	35%
60 to 61	239	283	217	282	43	18%
62 to 64	305	451	362	480	175	57%
65 to 69	432	621	577	663	231	53%
70 to 74	242	417	509	477	235	97%
75 to 79	184	232	378	384	200	109%
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	8,407	9,387	10,271	11,505	3,098	37%
Hispanic	2,607	3,105	3,899	5,194	2,587	99%
Non-Hispanic	5,800	6,282	6,372	6,311	511	9%
White	4,720	4,911	4,605	4,242	-478	-10%
Black	389	488	551	611	222	57%
American Indian	21	24	26	18	-3	-14%
Asian	427	506	712	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



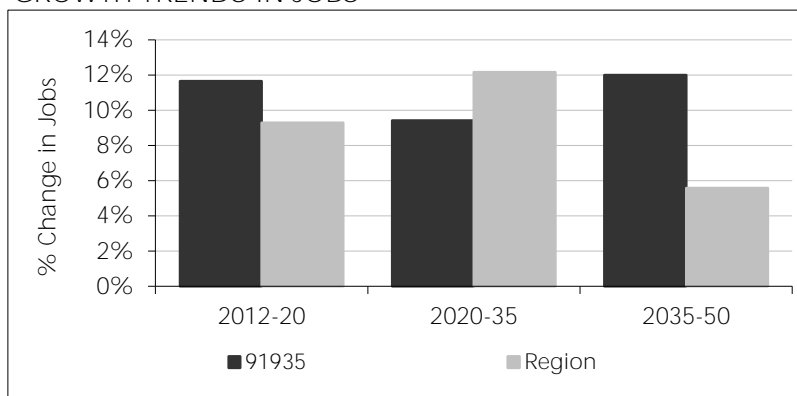
EMPLOYMENT

	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	62,679	62,679	62,679	62,679	0	0%
Developed Acres	18,145	25,555	26,361	27,062	8,918	49%
Low Density Single Family	12,701	19,881	20,683	21,364	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	19,361	11,951	11,144	10,443	-8,918	-46%
Low Density Single Family	19,085	11,906	11,104	10,423	-8,662	-45%
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	25,173	25,173	25,173	25,173	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