

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91942

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	37,899	39,931	47,354	52,185	14,286	38%
Household Population	37,516	39,599	46,931	51,689	14,173	38%
Group Quarters Population	383	332	423	496	113	30%
Civilian	383	332	423	496	113	30%
Military	0	0	0	0	0	0%
Total Housing Units	17,520	17,985	20,874	23,059	5,539	32%
Single Family	8,423	8,465	8,489	8,445	22	0%
Multiple Family	8,765	9,363	12,385	14,614	5,849	67%
Mobile Homes	332	157	0	0	-332	-100%
Occupied Housing Units	16,757	17,199	20,190	22,211	5,454	33%
Single Family	8,137	8,150	8,234	8,171	34	0%
Multiple Family	8,360	8,927	11,956	14,040	5,680	68%
Mobile Homes	260	122	0	0	-260	-100%
Vacancy Rate	4.4%	4.4%	3.3%	3.7%	-0.7	-16%
Single Family	3.4%	3.7%	3.0%	3.2%	-0.2	-6%
Multiple Family	4.6%	4.7%	3.5%	3.9%	-0.7	-15%
Mobile Homes	21.7%	22.3%	0.0%	0.0%	-21.7	-100%
Persons per Household	2.24	2.30	2.32	2.33	0.1	4%

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	1,950	1,791	1,769	1,617	-333	-17%
\$15,000-\$29,999	2,597	2,558	2,691	2,546	-51	-2%
\$30,000-\$44,999	2,577	2,563	2,810	2,917	340	13%
\$45,000-\$59,999	2,308	2,347	2,641	2,715	407	18%
\$60,000-\$74,999	1,995	1,863	2,160	2,462	467	23%
\$75,000-\$99,999	1,875	2,245	2,869	3,218	1,343	72%
\$100,000-\$124,999	1,179	1,470	1,874	2,190	1,011	86%
\$125,000-\$149,999	807	909	1,191	1,550	743	92%
\$150,000-\$199,999	924	947	1,320	1,665	741	80%
\$200,000 or more	545	506	865	1,331	786	144%
Total Households	16,757	17,199	20,190	22,211	5,454	33%

*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.

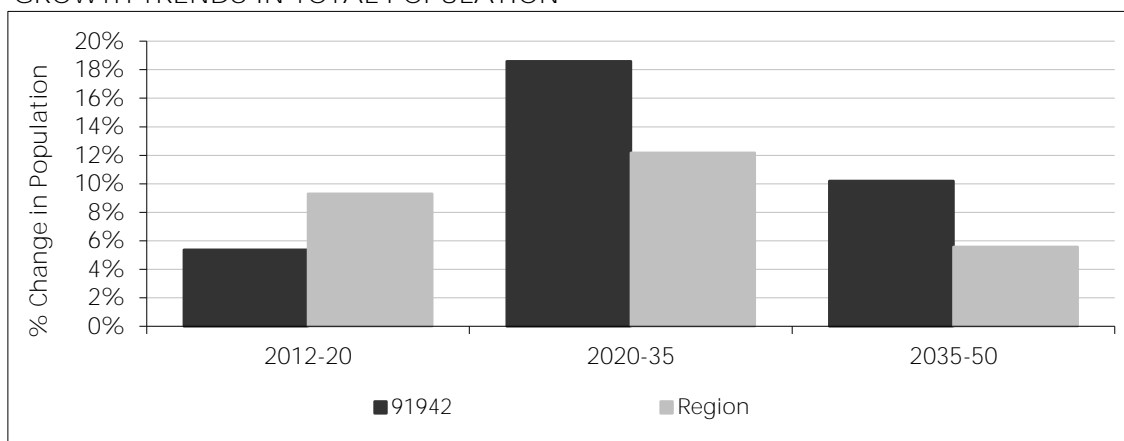
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	37,899	39,931	47,354	52,185	14,286	38%
Under 5	2,429	2,893	3,059	3,545	1,116	46%
5 to 9	1,932	2,137	2,390	2,752	820	42%
10 to 14	1,765	1,726	2,086	2,244	479	27%
15 to 17	1,197	1,033	1,275	1,327	130	11%
18 to 19	813	581	725	688	-125	-15%
20 to 24	2,888	2,746	3,050	3,086	198	7%
25 to 29	3,575	3,797	3,792	4,336	761	21%
30 to 34	3,054	3,172	3,322	3,974	920	30%
35 to 39	2,566	2,992	3,287	3,535	969	38%
40 to 44	2,453	2,326	3,023	2,887	434	18%
45 to 49	2,427	2,149	2,734	2,628	201	8%
50 to 54	2,797	2,407	2,945	3,110	313	11%
55 to 59	2,433	2,471	2,422	3,000	567	23%
60 to 61	863	1,032	910	1,124	261	30%
62 to 64	1,122	1,331	1,236	1,489	367	33%
65 to 69	1,460	2,048	2,199	2,566	1,106	76%
70 to 74	946	1,562	2,172	2,010	1,064	112%
75 to 79	892	1,177	2,243	1,966	1,074	120%
80 to 84	887	868	1,920	1,867	980	110%
85 and over	1,400	1,483	2,564	4,051	2,651	189%
Median Age	37.5	38.1	41.1	41.0	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	37,899	39,931	47,354	52,185	14,286	38%
Hispanic	7,743	9,460	13,561	17,384	9,641	125%
Non-Hispanic	30,156	30,471	33,793	34,801	4,645	15%
White	23,748	23,255	23,175	21,393	-2,355	-10%
Black	2,345	2,651	3,668	4,515	2,170	93%
American Indian	149	142	146	147	-2	-1%
Asian	2,149	2,505	4,068	5,308	3,159	147%
Hawaiian / Pacific Islander	153	185	288	396	243	159%
Other	123	114	135	146	23	19%
Two or More Races	1,489	1,619	2,313	2,896	1,407	94%

GROWTH TRENDS IN TOTAL POPULATION



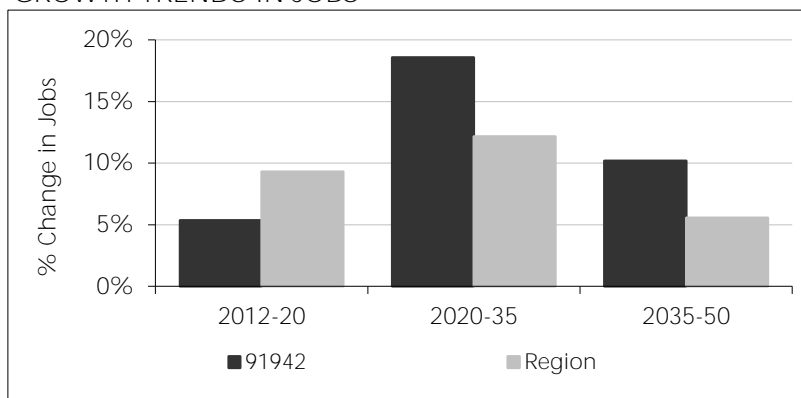
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	19,594	22,586	26,277	28,789	9,195	47%
Civilian Jobs	19,594	22,586	26,277	28,789	9,195	47%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,842	3,842	3,842	3,842	0	0%
Developed Acres	3,606	3,620	3,644	3,652	46	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,484	1,486	1,493	1,488	5	0%
Multiple Family	341	349	354	352	11	3%
Mobile Homes	20	7	0	0	-20	-100%
Other Residential	17	17	17	16	-1	-7%
Mixed Use	0	41	130	176	176	--
Industrial	124	96	98	99	-25	-20%
Commercial/Services	466	444	376	349	-117	-25%
Office	34	34	31	27	-8	-23%
Schools	73	71	70	70	-4	-5%
Roads and Freeways	849	878	878	878	29	3%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	197	197	197	197	0	0%
Vacant Developable Acres	49	35	11	3	-46	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	14	1	1	-18	-96%
Multiple Family	5	4	1	0	-5	-96%
Mixed Use	9	6	3	0	-9	-100%
Industrial	5	3	2	0	-4	-91%
Commercial/Services	11	7	4	2	-10	-84%
Office	1	0	0	0	0	-84%
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	187	187	187	187	0	0%
Employment Density ³	28.1	34.0	41.1	45.6	17.5	62%
Residential Density ⁴	9.4	9.6	10.8	11.9	2.5	26%

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