

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92145

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2	1,163	1,172	1,173	1,171	58550%
Household Population	2	1,163	1,172	1,173	1,171	58550%
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	1	431	431	431	430	43000%
Single Family	0	283	283	283	283	0%
Multiple Family	1	148	148	148	147	14700%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1	414	416	417	416	41600%
Single Family	1	270	270	271	270	27000%
Multiple Family	0	144	146	146	146	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	3.9%	3.5%	3.2%	3.2	0%
Single Family	0.0%	4.6%	4.6%	4.2%	4.2	0%
Multiple Family	100.0%	2.7%	1.4%	1.4%	-98.6	-99%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.00	2.81	2.82	2.81	0.8	41%

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	0	30	21	15	15	0%
\$15,000-\$29,999	0	43	34	25	25	0%
\$30,000-\$44,999	0	50	41	33	33	0%
\$45,000-\$59,999	1	48	48	45	44	4400%
\$60,000-\$74,999	0	44	43	40	40	0%
\$75,000-\$99,999	0	56	59	60	60	0%
\$100,000-\$124,999	0	42	47	52	52	0%
\$125,000-\$149,999	0	28	34	41	41	0%
\$150,000-\$199,999	0	34	41	49	49	0%
\$200,000 or more	0	39	48	57	57	0%
Total Households	1	414	416	417	416	41600%

*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.

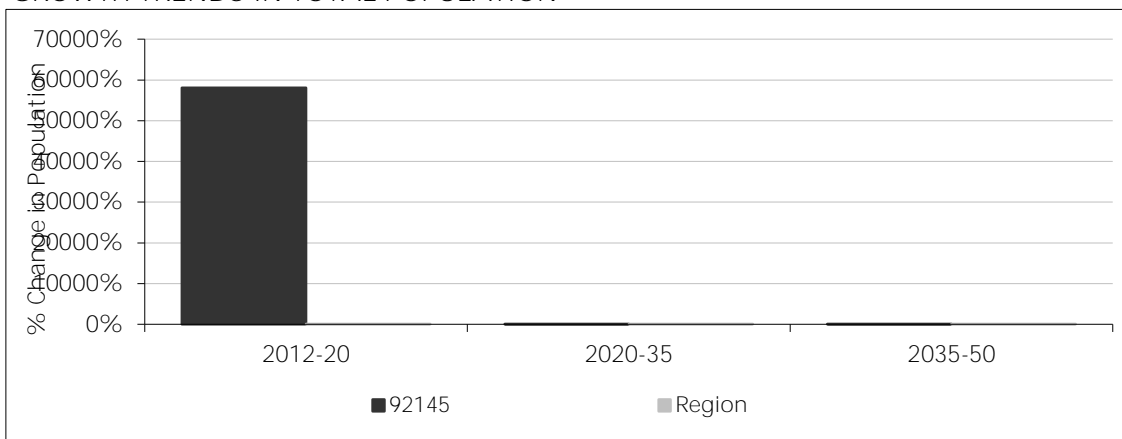
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2	1,163	1,172	1,173	1,171	58550%
Under 5	0	86	67	82	82	0%
5 to 9	1	101	127	143	142	14200%
10 to 14	0	88	126	124	124	0%
15 to 17	0	47	52	55	55	0%
18 to 19	0	30	29	21	21	0%
20 to 24	0	50	46	24	24	0%
25 to 29	0	42	41	40	40	0%
30 to 34	0	31	28	42	42	0%
35 to 39	0	62	66	55	55	0%
40 to 44	0	78	81	68	68	0%
45 to 49	0	100	79	87	87	0%
50 to 54	0	56	97	74	74	0%
55 to 59	0	114	102	87	87	0%
60 to 61	0	29	17	23	23	0%
62 to 64	0	84	41	49	49	0%
65 to 69	1	91	48	89	88	8800%
70 to 74	0	43	40	31	31	0%
75 to 79	0	15	36	40	40	0%
80 to 84	0	4	20	16	16	0%
85 and over	0	12	29	23	23	0%
Median Age	65.0	42.9	40.2	40.0	-25.0	-38%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2	1,163	1,172	1,173	1,171	58550%
Hispanic	0	127	132	155	155	--
Non-Hispanic	2	1,036	1,040	1,018	1,016	50800%
White	1	706	650	599	598	59800%
Black	0	55	20	21	21	--
American Indian	0	8	4	1	1	--
Asian	1	256	352	377	376	37600%
Hawaiian / Pacific Islander	0	0	3	3	3	--
Other	0	0	0	2	2	--
Two or More Races	0	11	11	15	15	--

GROWTH TRENDS IN TOTAL POPULATION



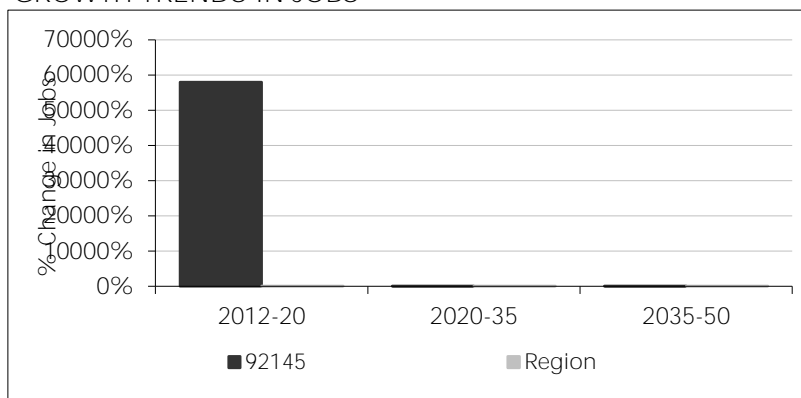
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,634	6,898	6,924	7,098	464	7%
Civilian Jobs	2,331	2,595	2,621	2,795	464	20%
Military Jobs	4,303	4,303	4,303	4,303	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	24,890	24,890	24,890	24,890	0	0%
Developed Acres	18,835	19,109	19,122	19,206	371	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	82	82	82	82	--
Multiple Family	0	36	36	36	36	--
Mobile Homes	0	0	0	0	0	0%
Other Residential	13	13	13	13	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1,263	1,281	1,281	1,281	18	1%
Commercial/Services	582	582	582	582	0	0%
Office	15	15	15	15	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	1,029	1,060	1,060	1,060	31	3%
Agricultural and Extractive ²	1,168	1,276	1,289	1,373	204	18%
Parks and Military Use	14,765	14,765	14,765	14,765	0	0%
Vacant Developable Acres	594	320	307	223	-371	-62%
Low Density Single Family	423	316	303	219	-204	-48%
Single Family	82	0	0	0	-82	-100%
Multiple Family	36	0	0	0	-36	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	49	0	0	0	-49	-100%
Commercial/Services	0	0	0	0	0	0%
Office	4	4	4	4	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	5,461	5,461	5,461	5,461	0	0%
Employment Density ³	1.3	1.4	1.4	1.5	0.2	19%
Residential Density ⁴	0.1	3.3	3.3	3.3	3.2	4095%

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