

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91931

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	350	360	345	330	-20	-6%
Household Population	350	360	345	330	-20	-6%
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	172	177	177	177	5	3%
Single Family	70	75	75	75	5	7%
Multiple Family	2	2	2	2	0	0%
Mobile Homes	100	100	100	100	0	0%
Occupied Housing Units	172	173	169	163	-9	-5%
Single Family	72	72	69	66	-6	-8%
Multiple Family	0	1	1	1	1	0%
Mobile Homes	100	100	99	96	-4	-4%
Vacancy Rate	0.0%	2.3%	4.5%	7.9%	7.9	0%
Single Family	-2.9%	4.0%	8.0%	12.0%	14.9	-514%
Multiple Family	100.0%	50.0%	50.0%	50.0%	-50.0	-50%
Mobile Homes	0.0%	0.0%	1.0%	4.0%	4.0	0%
Persons per Household	2.03	2.08	2.04	2.02	0.0	0%

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	24	22	17	13	-11	-46%
\$15,000-\$29,999	4	21	22	19	15	375%
\$30,000-\$44,999	20	36	29	23	3	15%
\$45,000-\$59,999	11	23	27	29	18	164%
\$60,000-\$74,999	20	21	15	14	-6	-30%
\$75,000-\$99,999	32	23	14	23	-9	-28%
\$100,000-\$124,999	33	15	29	20	-13	-39%
\$125,000-\$149,999	11	10	13	15	4	36%
\$150,000-\$199,999	10	2	3	5	-5	-50%
\$200,000 or more	7	0	0	2	-5	-71%
Total Households	172	173	169	163	-9	-5%
Median Household Income						
Adjusted for inflation (\$2010)	\$80,469	\$49,891	\$54,167	\$58,707	(\$21,762)	-27%

*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.

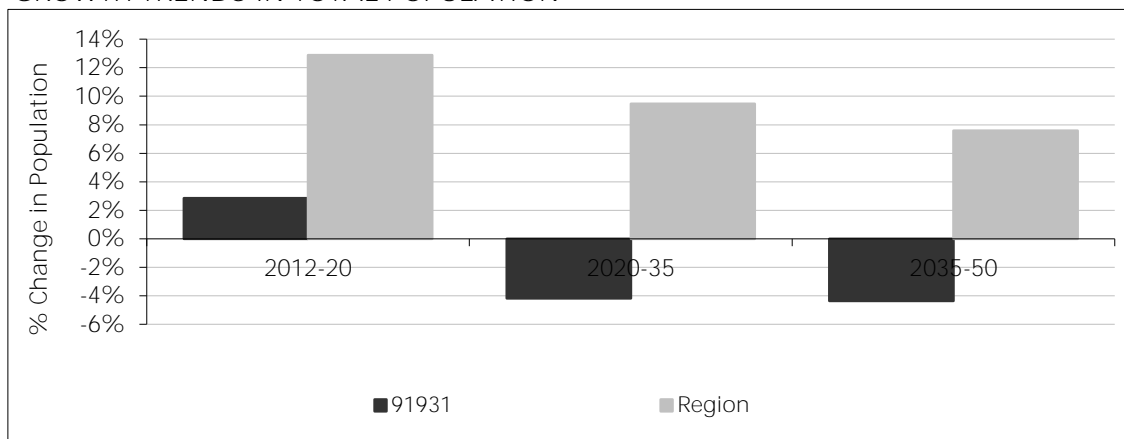
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	350	360	345	330	-20	-6%
Under 5	35	16	20	18	-17	-49%
5 to 9	14	14	21	20	6	43%
10 to 14	14	14	9	11	-3	-21%
15 to 17	12	9	6	8	-4	-33%
18 to 19	31	10	18	8	-23	-74%
20 to 24	20	22	22	12	-8	-40%
25 to 29	12	11	13	15	3	25%
30 to 34	13	18	16	12	-1	-8%
35 to 39	26	18	13	14	-12	-46%
40 to 44	11	17	15	17	6	55%
45 to 49	21	20	18	10	-11	-52%
50 to 54	24	25	22	23	-1	-4%
55 to 59	23	31	21	21	-2	-9%
60 to 61	12	15	8	8	-4	-33%
62 to 64	25	28	21	20	-5	-20%
65 to 69	16	30	33	35	19	119%
70 to 74	14	23	29	28	14	100%
75 to 79	8	16	17	13	5	63%
80 to 84	7	5	10	13	6	86%
85 and over	12	18	13	24	12	100%
Median Age	39.6	52.2	50.3	54.3	14.7	37%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	350	360	345	330	-20	-6%
Hispanic	85	76	78	82	-3	-4%
Non-Hispanic	265	284	267	248	-17	-6%
White	235	239	230	216	-19	-8%
Black	4	5	6	4	0	0%
American Indian	6	18	7	4	-2	-33%
Asian	6	7	9	8	2	33%
Hawaiian / Pacific Islander	0	1	0	1	1	--
Other	5	0	1	0	-5	-100%
Two or More Races	9	14	14	15	6	67%

GROWTH TRENDS IN TOTAL POPULATION



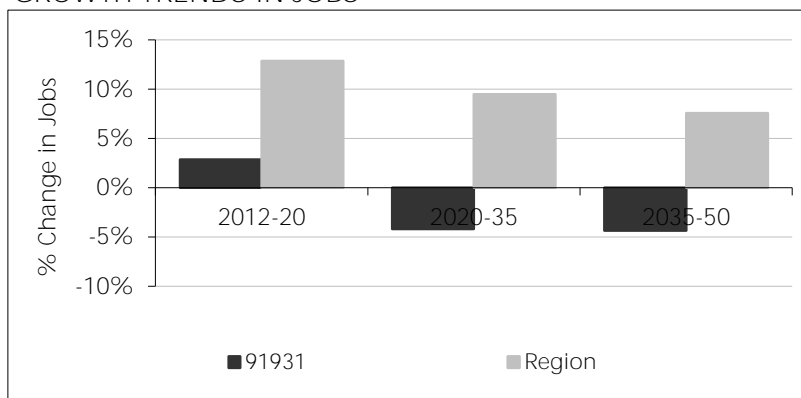
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	28	55	62	70	42	150%
Civilian Jobs	28	55	62	70	42	150%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,932	3,932	3,932	3,932	0	0%
Developed Acres	291	1,002	1,002	1,003	712	245%
Low Density Single Family	171	882	882	882	711	417%
Single Family	27	26	26	26	-1	-3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	40	40	40	40	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	1	1	1	1	--
Commercial/Services	15	15	15	16	1	4%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	20	20	20	20	0	0%
Agricultural and Extractive ²	18	18	18	18	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	757	45	45	44	-712	-94%
Low Density Single Family	756	44	44	44	-711	-94%
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	1	1	0	0	-1	-100%
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	2,885	2,885	2,885	2,885	0	0%
Employment Density ³	1.8	3.4	3.7	4.1	2.2	122%
Residential Density ⁴	0.7	0.2	0.2	0.2	-0.5	-74%

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