

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91941

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	33,679	34,376	36,136	38,938	5,259	16%
Household Population	33,389	34,125	35,839	38,615	5,226	16%
Group Quarters Population	290	251	297	323	33	11%
Civilian	290	251	297	323	33	11%
Military	0	0	0	0	0	0%
Total Housing Units	13,316	13,360	13,971	15,224	1,908	14%
Single Family	9,758	9,902	10,059	10,150	392	4%
Multiple Family	3,558	3,458	3,912	5,074	1,516	43%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	13,028	13,041	13,713	14,830	1,802	14%
Single Family	9,526	9,642	9,881	9,891	365	4%
Multiple Family	3,502	3,399	3,832	4,939	1,437	41%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.4%	1.8%	2.6%	0.4	18%
Single Family	2.4%	2.6%	1.8%	2.6%	0.2	8%
Multiple Family	1.6%	1.7%	2.0%	2.7%	1.1	69%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.62	2.61	2.60	0.0	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

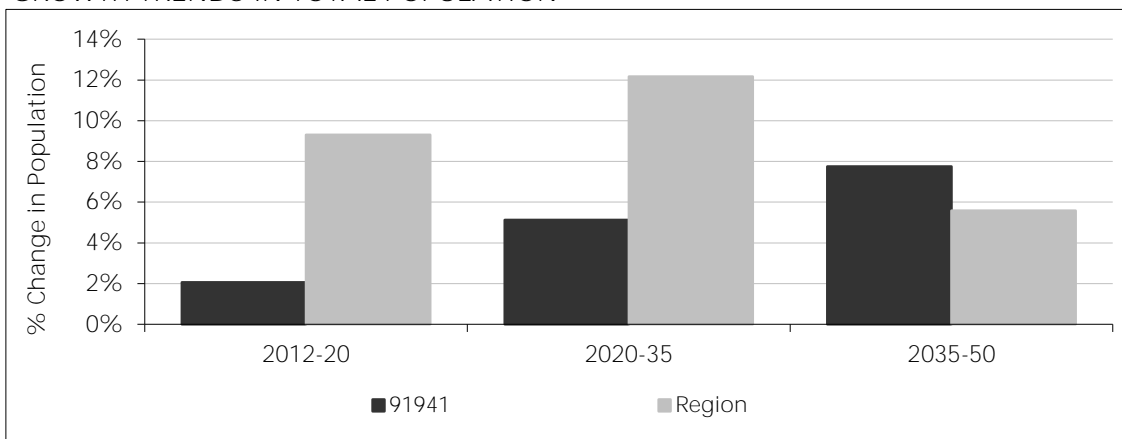
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	33,679	34,376	36,136	38,938	5,259	16%
Under 5	1,946	2,221	2,087	2,383	437	22%
5 to 9	2,055	2,205	2,243	2,600	545	27%
10 to 14	1,856	1,730	1,916	2,021	165	9%
15 to 17	1,314	1,058	1,210	1,161	-153	-12%
18 to 19	922	649	679	630	-292	-32%
20 to 24	2,217	2,081	1,956	2,124	-93	-4%
25 to 29	2,423	2,516	2,317	2,672	249	10%
30 to 34	2,189	2,189	2,141	2,510	321	15%
35 to 39	1,900	2,182	2,132	2,315	415	22%
40 to 44	2,170	1,916	2,321	2,124	-46	-2%
45 to 49	2,322	1,896	2,186	2,110	-212	-9%
50 to 54	2,554	2,128	2,272	2,343	-211	-8%
55 to 59	2,481	2,500	2,015	2,454	-27	-1%
60 to 61	892	1,042	814	937	45	5%
62 to 64	1,108	1,403	1,073	1,337	229	21%
65 to 69	1,541	2,085	1,913	2,089	548	36%
70 to 74	1,102	1,749	1,996	1,825	723	66%
75 to 79	890	1,084	1,852	1,535	645	72%
80 to 84	794	748	1,430	1,361	567	71%
85 and over	1,003	994	1,583	2,407	1,404	140%
Median Age	40.0	40.9	43.0	42.5	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	33,679	34,376	36,136	38,938	5,259	16%
Hispanic	7,354	8,634	11,159	14,337	6,983	95%
Non-Hispanic	26,325	25,742	24,977	24,601	-1,724	-7%
White	20,600	19,345	16,654	14,171	-6,429	-31%
Black	2,307	2,615	3,203	3,958	1,651	72%
American Indian	155	129	132	117	-38	-25%
Asian	1,729	1,896	2,774	3,631	1,902	110%
Hawaiian / Pacific Islander	196	224	280	377	181	92%
Other	62	85	67	92	30	48%
Two or More Races	1,276	1,448	1,867	2,255	979	77%

GROWTH TRENDS IN TOTAL POPULATION



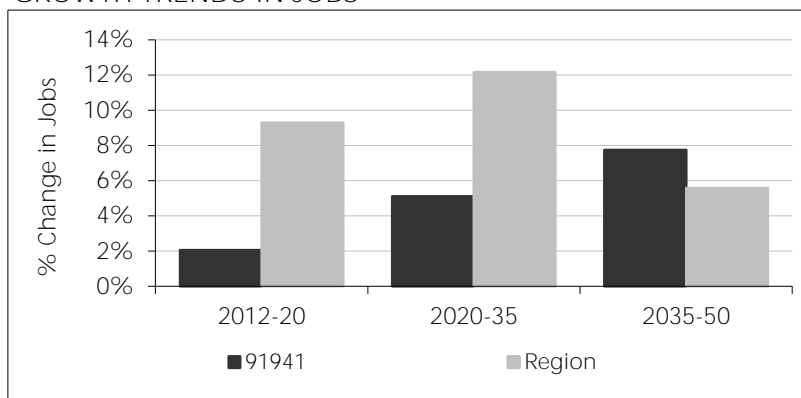
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,304	8,212	9,443	10,175	2,871	39%
Civilian Jobs	7,304	8,212	9,443	10,175	2,871	39%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,385	5,385	5,385	5,385	0	0%
Developed Acres	4,867	4,956	5,049	5,095	228	5%
Low Density Single Family	30	31	33	34	4	13%
Single Family	3,327	3,353	3,431	3,474	147	4%
Multiple Family	125	120	113	110	-15	-12%
Mobile Homes	0	0	0	0	0	0%
Other Residential	8	8	8	3	-5	-67%
Mixed Use	0	12	29	58	58	--
Industrial	40	21	24	23	-16	-42%
Commercial/Services	166	222	219	208	42	25%
Office	27	39	43	37	10	37%
Schools	124	124	124	124	0	0%
Roads and Freeways	940	957	957	957	18	2%
Agricultural and Extractive ²	10	0	0	0	-10	-100%
Parks and Military Use	70	68	67	66	-4	-6%
Vacant Developable Acres	286	201	109	63	-224	-78%
Low Density Single Family	11	10	8	7	-4	-36%
Single Family	186	170	90	47	-139	-75%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	3	2	2	1	-2	-78%
Industrial	5	5	3	3	-3	-50%
Commercial/Services	76	9	1	0	-75	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	3	3	3	3	0	0%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	227	227	227	227	0	0%
Employment Density ³	20.4	19.9	22.3	24.1	3.7	18%
Residential Density ⁴	3.8	3.8	3.9	4.2	0.4	9%

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