

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92154

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	81,489	101,532	138,079	143,088	61,599	76%
Household Population	75,223	88,725	125,124	130,033	54,810	73%
Group Quarters Population	6,266	12,807	12,955	13,055	6,789	108%
Civilian	6,266	12,807	12,955	13,055	6,789	108%
Military	0	0	0	0	0	0%
Total Housing Units	21,196	24,612	34,413	36,179	14,983	71%
Single Family	12,729	13,659	14,677	14,970	2,241	18%
Multiple Family	6,546	9,043	18,455	20,265	13,719	210%
Mobile Homes	1,921	1,910	1,281	944	-977	-51%
Occupied Housing Units	20,502	23,786	33,449	34,965	14,463	71%
Single Family	12,494	13,363	14,419	14,635	2,141	17%
Multiple Family	6,247	8,667	17,895	19,501	13,254	212%
Mobile Homes	1,761	1,756	1,135	829	-932	-53%
Vacancy Rate	3.3%	3.4%	2.8%	3.4%	0.1	3%
Single Family	1.8%	2.2%	1.8%	2.2%	0.4	22%
Multiple Family	4.6%	4.2%	3.0%	3.8%	-0.8	-17%
Mobile Homes	8.3%	8.1%	11.4%	12.2%	3.9	47%
Persons per Household	3.67	3.73	3.74	3.72	0.1	1%

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	1,822	1,836	1,924	1,656	-166	-9%
\$15,000-\$29,999	2,796	2,948	3,211	2,850	54	2%
\$30,000-\$44,999	3,022	3,336	3,951	3,663	641	21%
\$45,000-\$59,999	2,961	3,203	4,033	3,881	920	31%
\$60,000-\$74,999	2,770	2,791	3,759	3,779	1,009	36%
\$75,000-\$99,999	3,024	3,576	5,256	5,469	2,445	81%
\$100,000-\$124,999	1,654	2,358	3,863	4,270	2,616	158%
\$125,000-\$149,999	962	1,478	2,636	3,102	2,140	222%
\$150,000-\$199,999	965	1,456	2,903	3,570	2,605	270%
\$200,000 or more	526	804	1,913	2,725	2,199	418%
Total Households	20,502	23,786	33,449	34,965	14,463	71%

*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.

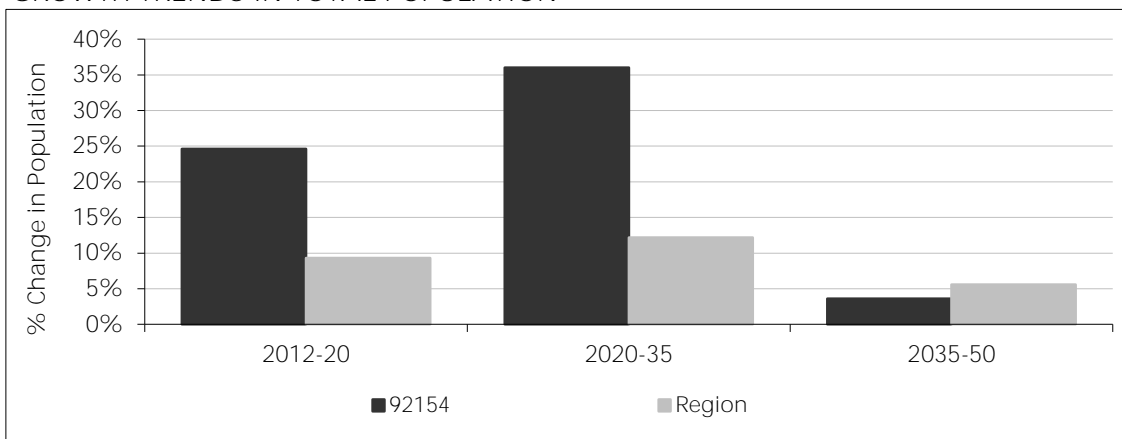
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	81,489	101,532	138,079	143,088	61,599	76%
Under 5	5,831	8,169	9,749	8,949	3,118	53%
5 to 9	5,307	6,487	8,567	8,073	2,766	52%
10 to 14	6,020	6,648	8,803	8,832	2,812	47%
15 to 17	4,042	4,065	5,186	5,380	1,338	33%
18 to 19	2,936	2,676	3,320	3,441	505	17%
20 to 24	7,010	8,281	9,160	9,456	2,446	35%
25 to 29	6,291	8,459	9,053	8,646	2,355	37%
30 to 34	5,732	6,938	9,030	8,245	2,513	44%
35 to 39	5,336	6,636	9,471	7,997	2,661	50%
40 to 44	5,769	6,280	9,959	8,634	2,865	50%
45 to 49	5,644	6,423	8,539	9,232	3,588	64%
50 to 54	5,287	6,480	8,172	9,785	4,498	85%
55 to 59	4,646	6,278	7,392	9,904	5,258	113%
60 to 61	1,449	2,193	2,791	3,148	1,699	117%
62 to 64	2,105	3,174	4,335	4,691	2,586	123%
65 to 69	2,628	4,361	7,055	7,404	4,776	182%
70 to 74	2,007	3,373	6,592	6,483	4,476	223%
75 to 79	1,489	2,029	5,048	5,601	4,112	276%
80 to 84	1,156	1,362	3,346	4,602	3,446	298%
85 and over	804	1,220	2,511	4,585	3,781	470%
Median Age	32.9	34.3	38.3	41.5	8.6	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	81,489	101,532	138,079	143,088	61,599	76%
Hispanic	54,274	71,887	106,301	116,733	62,459	115%
Non-Hispanic	27,215	29,645	31,778	26,355	-860	-3%
White	10,661	10,760	7,802	2,941	-7,720	-72%
Black	3,827	4,642	5,577	5,466	1,639	43%
American Indian	148	119	48	11	-137	-93%
Asian	10,276	11,615	15,362	15,088	4,812	47%
Hawaiian / Pacific Islander	253	249	193	121	-132	-52%
Other	246	162	43	6	-240	-98%
Two or More Races	1,804	2,098	2,753	2,722	918	51%

GROWTH TRENDS IN TOTAL POPULATION



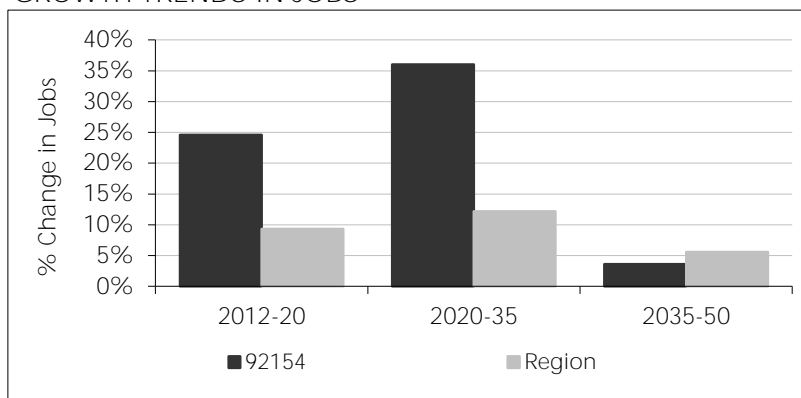
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	23,100	29,769	37,345	55,495	32,395	140%
Civilian Jobs	23,088	29,757	37,333	55,483	32,395	140%
Military Jobs	12	12	12	12	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	27,755	27,755	27,755	27,755	0	0%
Developed Acres	15,061	16,316	16,942	18,049	2,988	20%
Low Density Single Family	77	77	69	69	-8	-10%
Single Family	1,777	1,970	2,110	2,213	436	25%
Multiple Family	352	462	752	876	523	148%
Mobile Homes	172	171	91	68	-105	-61%
Other Residential	1,175	1,215	1,215	1,215	40	3%
Mixed Use	0	28	113	87	87	--
Industrial	2,607	2,711	2,943	3,689	1,082	41%
Commercial/Services	319	326	361	479	160	50%
Office	13	20	41	78	64	477%
Schools	382	372	394	437	55	14%
Roads and Freeways	2,018	2,073	2,073	2,073	56	3%
Agricultural and Extractive ²	1,269	1,274	1,189	1,097	-172	-14%
Parks and Military Use	4,897	5,616	5,590	5,667	769	16%
Vacant Developable Acres	5,427	4,171	3,576	2,469	-2,957	-54%
Low Density Single Family	431	426	421	421	-10	-2%
Single Family	380	186	116	27	-353	-93%
Multiple Family	216	126	5	0	-216	-100%
Mixed Use	87	72	13	0	-87	-100%
Industrial	2,534	2,386	2,120	1,387	-1,147	-45%
Commercial/Services	192	181	156	62	-130	-68%
Office	89	82	68	34	-54	-61%
Schools	74	67	44	11	-63	-85%
Parks and Other	1,139	360	348	242	-897	-79%
Future Roads and Freeways	285	285	285	285	0	0%
Constrained Acres	7,267	7,267	7,267	7,267	0	0%
Employment Density ³	6.9	8.6	9.8	11.7	4.8	69%
Residential Density ⁴	6.0	6.3	8.0	8.1	2.1	35%

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