

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92058

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,498	23,827	24,733	24,743	1,245	5%
Household Population	23,224	23,571	24,454	24,450	1,226	5%
Group Quarters Population	274	256	279	293	19	7%
Civilian	274	256	279	293	19	7%
Military	0	0	0	0	0	0%
Total Housing Units	8,532	8,534	8,705	8,737	205	2%
Single Family	3,722	3,722	3,722	3,722	0	0%
Multiple Family	3,651	3,653	3,824	3,856	205	6%
Mobile Homes	1,159	1,159	1,159	1,159	0	0%
Occupied Housing Units	7,879	7,834	8,071	8,104	225	3%
Single Family	3,228	3,202	3,252	3,282	54	2%
Multiple Family	3,503	3,480	3,673	3,701	198	6%
Mobile Homes	1,148	1,152	1,146	1,121	-27	-2%
Vacancy Rate	7.7%	8.2%	7.3%	7.2%	-0.5	-6%
Single Family	13.3%	14.0%	12.6%	11.8%	-1.5	-11%
Multiple Family	4.1%	4.7%	3.9%	4.0%	-0.1	-2%
Mobile Homes	0.9%	0.6%	1.1%	3.3%	2.4	267%
Persons per Household	2.95	3.01	3.03	3.02	0.1	2%

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	787	714	640	504	-283	-36%
\$15,000-\$29,999	1,084	1,045	960	860	-224	-21%
\$30,000-\$44,999	1,023	1,024	914	867	-156	-15%
\$45,000-\$59,999	1,078	1,413	1,391	1,108	30	3%
\$60,000-\$74,999	834	860	868	1,108	274	33%
\$75,000-\$99,999	1,187	984	1,103	1,189	2	0%
\$100,000-\$124,999	659	703	854	784	125	19%
\$125,000-\$149,999	432	472	474	577	145	34%
\$150,000-\$199,999	498	557	706	760	262	53%
\$200,000 or more	297	62	161	347	50	17%
Total Households	7,879	7,834	8,071	8,104	225	3%

*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.

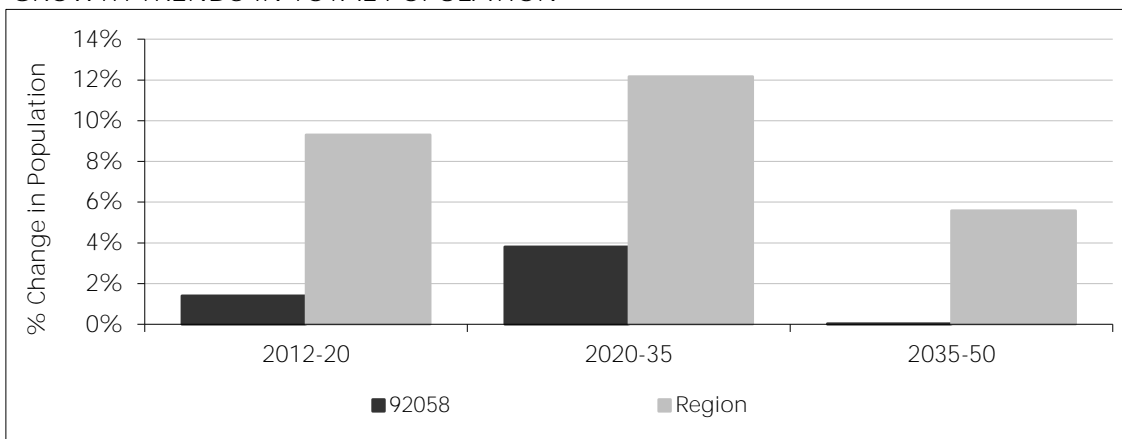
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,498	23,827	24,733	24,743	1,245	5%
Under 5	3,001	3,234	2,847	2,737	-264	-9%
5 to 9	1,474	1,531	1,540	1,517	43	3%
10 to 14	1,376	1,304	1,359	1,339	-37	-3%
15 to 17	888	762	767	801	-87	-10%
18 to 19	649	489	479	479	-170	-26%
20 to 24	1,860	1,752	1,601	1,554	-306	-16%
25 to 29	1,860	1,923	1,666	1,623	-237	-13%
30 to 34	1,651	1,626	1,581	1,552	-99	-6%
35 to 39	1,412	1,472	1,577	1,399	-13	-1%
40 to 44	1,499	1,356	1,667	1,460	-39	-3%
45 to 49	1,369	1,201	1,334	1,321	-48	-4%
50 to 54	1,558	1,409	1,435	1,540	-18	-1%
55 to 59	1,228	1,311	1,163	1,462	234	19%
60 to 61	417	497	438	493	76	18%
62 to 64	570	683	639	723	153	27%
65 to 69	753	1,010	1,094	1,137	384	51%
70 to 74	608	885	1,141	1,032	424	70%
75 to 79	483	557	990	860	377	78%
80 to 84	420	406	766	768	348	83%
85 and over	422	419	649	946	524	124%
Median Age	31.9	32.8	36.7	37.8	5.9	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,498	23,827	24,733	24,743	1,245	5%
Hispanic	10,351	11,619	13,715	15,142	4,791	46%
Non-Hispanic	13,147	12,208	11,018	9,601	-3,546	-27%
White	9,004	8,077	6,572	5,167	-3,837	-43%
Black	1,127	975	606	252	-875	-78%
American Indian	136	123	122	112	-24	-18%
Asian	1,522	1,639	2,140	2,356	834	55%
Hawaiian / Pacific Islander	316	305	278	295	-21	-7%
Other	74	71	83	81	7	9%
Two or More Races	968	1,018	1,217	1,338	370	38%

GROWTH TRENDS IN TOTAL POPULATION



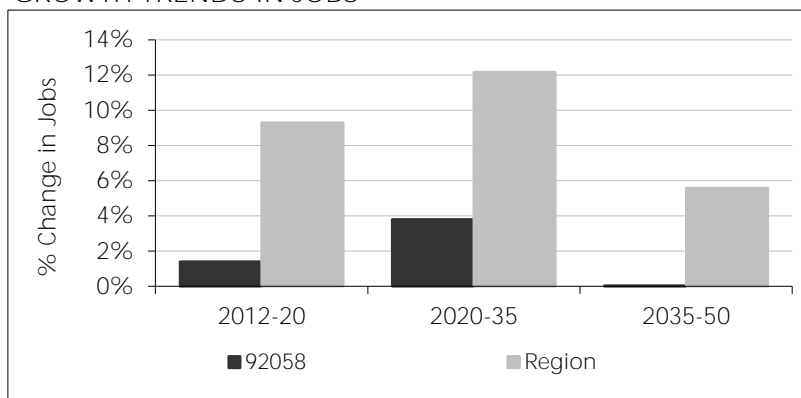
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,927	5,572	5,730	5,829	902	18%
Civilian Jobs	4,927	5,572	5,730	5,829	902	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,772	3,772	3,772	3,772	0	0%
Developed Acres	1,774	1,790	1,799	1,802	28	2%
Low Density Single Family	13	13	13	13	0	0%
Single Family	538	538	531	529	-8	-2%
Multiple Family	141	141	151	153	11	8%
Mobile Homes	0	0	0	0	0	0%
Other Residential	20	20	20	20	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	72	88	89	90	18	25%
Commercial/Services	198	198	198	199	1	0%
Office	0	0	5	6	6	--
Schools	63	63	63	63	0	0%
Roads and Freeways	389	389	389	389	0	0%
Agricultural and Extractive ²	169	169	169	169	0	0%
Parks and Military Use	171	171	171	171	0	0%
Vacant Developable Acres	34	19	9	7	-28	-81%
Low Density Single Family	4	4	4	4	0	0%
Single Family	2	2	2	2	0	0%
Multiple Family	3	3	0	0	-3	-98%
Mixed Use	0	0	0	0	0	0%
Industrial	18	2	1	0	-18	-99%
Commercial/Services	1	1	1	0	-1	-59%
Office	6	6	2	0	-6	-98%
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	1,964	1,964	1,964	1,964	0	0%
Employment Density ³	14.8	16.0	16.1	16.3	1.5	10%
Residential Density ⁴	12.0	12.0	12.2	12.2	0.2	2%

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