

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91980

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	176	179	330	560	384	218%
Household Population	176	179	330	560	384	218%
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	58	57	103	177	119	205%
Single Family	50	49	95	169	119	238%
Multiple Family	8	8	8	8	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	58	56	103	176	118	203%
Single Family	53	48	95	168	115	217%
Multiple Family	5	8	8	8	3	60%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	1.8%	0.0%	0.6%	0.6	0%
Single Family	-6.0%	2.0%	0.0%	0.6%	6.6	-110%
Multiple Family	37.5%	0.0%	0.0%	0.0%	-37.5	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.03	3.20	3.20	3.18	0.2	5%

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	6	6	6	6	0%
\$15,000-\$29,999	2	14	24	30	28	1400%
\$30,000-\$44,999	22	13	17	25	3	14%
\$45,000-\$59,999	15	10	14	34	19	127%
\$60,000-\$74,999	5	1	15	19	14	280%
\$75,000-\$99,999	0	2	9	27	27	0%
\$100,000-\$124,999	7	5	9	11	4	57%
\$125,000-\$149,999	2	4	5	13	11	550%
\$150,000-\$199,999	1	1	3	10	9	900%
\$200,000 or more	4	0	1	1	-3	-75%
Total Households	58	56	103	176	118	203%
Median Household Income						
Adjusted for inflation (\$2010)	\$50,000	\$39,231	\$49,821	\$56,912	\$6,912	14%

*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.

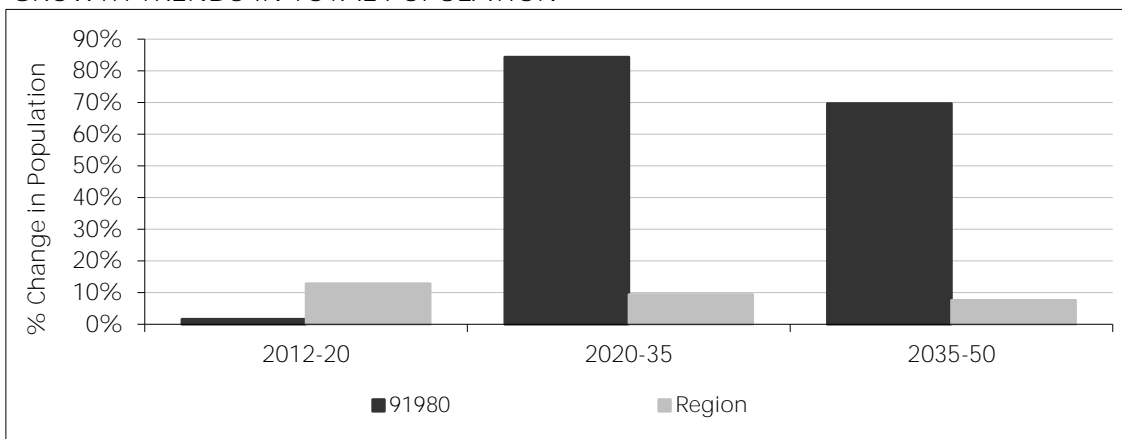
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	176	179	330	560	384	218%
Under 5	5	11	23	28	23	460%
5 to 9	3	20	35	33	30	1000%
10 to 14	14	19	24	27	13	93%
15 to 17	12	10	9	10	-2	-17%
18 to 19	16	7	6	14	-2	-13%
20 to 24	21	5	8	20	-1	-5%
25 to 29	11	3	6	26	15	136%
30 to 34	0	4	4	18	18	0%
35 to 39	4	12	6	31	27	675%
40 to 44	16	7	18	31	15	94%
45 to 49	4	14	22	32	28	700%
50 to 54	38	3	31	38	0	0%
55 to 59	6	12	25	48	42	700%
60 to 61	1	5	13	14	13	1300%
62 to 64	3	11	11	15	12	400%
65 to 69	10	17	21	46	36	360%
70 to 74	2	7	19	50	48	2400%
75 to 79	2	3	14	28	26	1300%
80 to 84	5	3	17	16	11	220%
85 and over	3	6	18	35	32	1067%
Median Age	40.6	39.4	50.6	51.3	10.7	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	176	179	330	560	384	218%
Hispanic	37	58	139	279	242	654%
Non-Hispanic	139	121	191	281	142	102%
White	113	92	135	195	82	73%
Black	9	9	11	13	4	44%
American Indian	2	1	2	3	1	50%
Asian	8	4	7	17	9	113%
Hawaiian / Pacific Islander	0	0	2	5	5	--
Other	0	1	4	1	1	--
Two or More Races	7	14	30	47	40	571%

GROWTH TRENDS IN TOTAL POPULATION



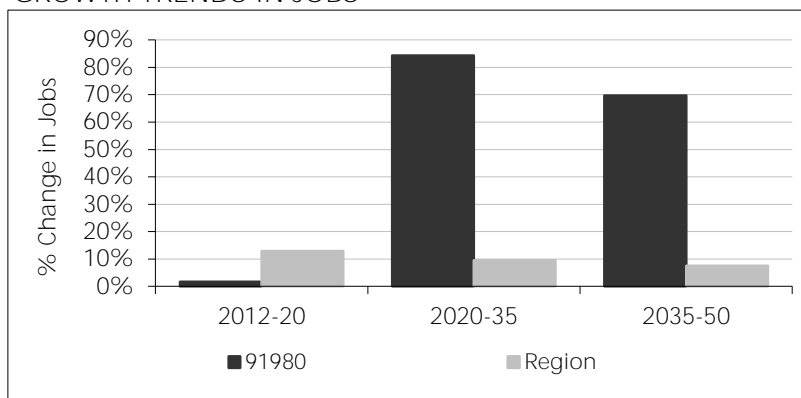
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	385	495	682	731	346	90%
Civilian Jobs	385	495	682	731	346	90%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	8,401	8,401	8,401	8,401	0	0%
Developed Acres	808	821	1,925	4,446	3,637	450%
Low Density Single Family	533	533	1,612	4,128	3,596	675%
Single Family	2	0	0	0	-2	-95%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	108	119	135	139	32	29%
Commercial/Services	19	22	31	32	13	65%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	101	101	101	101	0	0%
Agricultural and Extractive ²	46	46	46	45	-1	-2%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	4,583	4,570	3,466	945	-3,637	-79%
Low Density Single Family	4,411	4,411	3,331	815	-3,596	-82%
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	113	101	80	76	-37	-33%
Commercial/Services	59	59	54	54	-5	-8%
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	3,010	3,010	3,010	3,010	0	0%
Employment Density ³	3.0	3.5	4.1	4.3	1.2	41%
Residential Density ⁴	0.1	0.1	0.1	0.0	-0.1	-61%

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