

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91948

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	342	361	356	346	4	1%
Household Population	342	361	356	346	4	1%
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	253	253	257	257	4	2%
Single Family	252	252	256	256	4	2%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	142	141	141	137	-5	-4%
Single Family	142	141	141	137	-5	-4%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	43.9%	44.3%	45.1%	46.7%	2.8	6%
Single Family	43.7%	44.0%	44.9%	46.5%	2.8	6%
Multiple Family	100.0%	100.0%	100.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.41	2.56	2.52	2.53	0.1	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	23	8	7	7	-16	-70%
\$15,000-\$29,999	21	3	3	2	-19	-90%
\$30,000-\$44,999	25	21	14	9	-16	-64%
\$45,000-\$59,999	16	20	11	16	0	0%
\$60,000-\$74,999	12	18	21	18	6	50%
\$75,000-\$99,999	20	30	33	21	1	5%
\$100,000-\$124,999	13	16	22	24	11	85%
\$125,000-\$149,999	10	8	11	15	5	50%
\$150,000-\$199,999	0	12	10	11	11	0%
\$200,000 or more	2	5	9	14	12	600%
Total Households	142	141	141	137	-5	-4%
Median Household Income						
Adjusted for inflation (\$2010)	\$46,875	\$75,417	\$85,985	\$94,643	\$47,768	102%

*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.

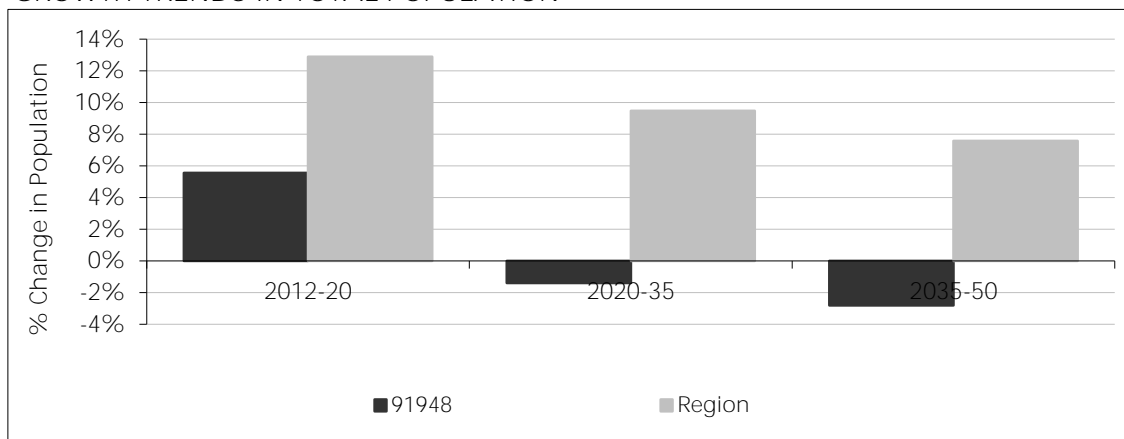
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	342	361	356	346	4	1%
Under 5	7	29	14	27	20	286%
5 to 9	9	19	20	11	2	22%
10 to 14	15	18	14	13	-2	-13%
15 to 17	17	13	10	9	-8	-47%
18 to 19	15	4	7	8	-7	-47%
20 to 24	17	16	19	15	-2	-12%
25 to 29	12	22	14	12	0	0%
30 to 34	21	14	9	15	-6	-29%
35 to 39	22	21	15	15	-7	-32%
40 to 44	30	22	34	25	-5	-17%
45 to 49	14	7	14	19	5	36%
50 to 54	24	21	24	13	-11	-46%
55 to 59	41	43	21	30	-11	-27%
60 to 61	20	18	18	15	-5	-25%
62 to 64	17	23	19	26	9	53%
65 to 69	27	31	30	30	3	11%
70 to 74	5	16	21	14	9	180%
75 to 79	22	13	22	17	-5	-23%
80 to 84	2	4	11	4	2	100%
85 and over	5	7	20	28	23	460%
Median Age	47.1	46.8	51.7	51.5	4.4	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	342	361	356	346	4	1%
Hispanic	31	43	48	53	22	71%
Non-Hispanic	311	318	308	293	-18	-6%
White	278	285	275	257	-21	-8%
Black	4	6	4	7	3	75%
American Indian	3	1	0	0	-3	-100%
Asian	11	15	16	16	5	45%
Hawaiian / Pacific Islander	1	0	0	0	-1	-100%
Other	2	0	0	0	-2	-100%
Two or More Races	12	11	13	13	1	8%

GROWTH TRENDS IN TOTAL POPULATION



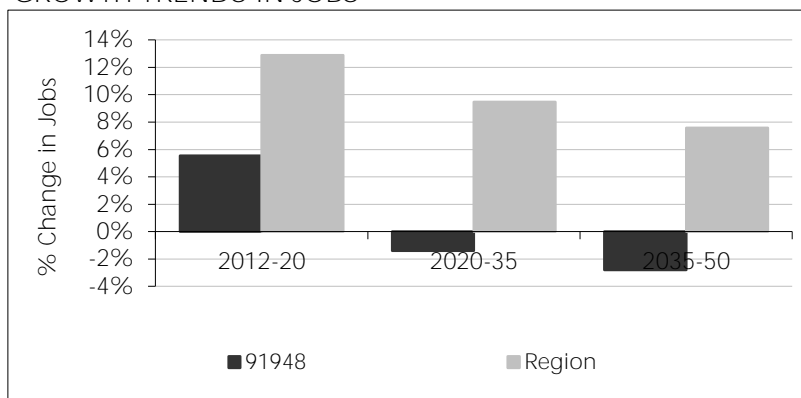
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	25	25	25	25	0	0%
Civilian Jobs	25	25	25	25	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	17,711	17,711	17,711	17,711	0	0%
Developed Acres	1,052	1,052	1,442	1,442	390	37%
Low Density Single Family	657	657	1,048	1,048	390	59%
Single Family	8	8	8	8	0	0%
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	1	1	1	1	0	0%
Commercial/Services	203	203	203	203	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	182	182	182	182	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	752	752	362	362	-390	-52%
Low Density Single Family	752	752	362	362	-390	-52%
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	0	0	0	0	0	0%
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	15,907	15,907	15,907	15,907	0	0%
Employment Density ³	0.1	0.1	0.1	0.1	--	#VALUE!
Residential Density ⁴	0.4	0.4	0.2	0.2	-0.1	-36%

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