

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 92069

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,763	51,914	53,445	53,505	5,742	12%
Household Population	47,659	51,578	53,014	53,010	5,351	11%
Group Quarters Population	104	336	431	495	391	376%
Civilian	104	336	431	495	391	376%
Military	0	0	0	0	0	0%
Total Housing Units	14,609	15,614	15,962	16,149	1,540	11%
Single Family	8,678	8,842	9,129	9,377	699	8%
Multiple Family	4,772	5,613	5,674	5,706	934	20%
Mobile Homes	1,159	1,159	1,159	1,066	-93	-8%
Occupied Housing Units	14,271	15,235	15,640	15,685	1,414	10%
Single Family	8,491	8,608	8,952	9,122	631	7%
Multiple Family	4,633	5,476	5,548	5,538	905	20%
Mobile Homes	1,147	1,151	1,140	1,025	-122	-11%
Vacancy Rate	2.3%	2.4%	2.0%	2.9%	0.6	26%
Single Family	2.2%	2.6%	1.9%	2.7%	0.5	23%
Multiple Family	2.9%	2.4%	2.2%	2.9%	0.0	0%
Mobile Homes	1.0%	0.7%	1.6%	3.8%	2.8	280%
Persons per Household	3.34	3.39	3.39	3.38	0.0	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	1,176	1,162	977	808	-368	-31%
\$15,000-\$29,999	2,149	1,956	1,739	1,492	-657	-31%
\$30,000-\$44,999	2,189	2,189	2,103	1,848	-341	-16%
\$45,000-\$59,999	1,659	1,920	1,830	1,752	93	6%
\$60,000-\$74,999	1,662	1,561	1,604	1,595	-67	-4%
\$75,000-\$99,999	1,986	2,057	2,182	2,207	221	11%
\$100,000-\$124,999	1,319	1,438	1,581	1,664	345	26%
\$125,000-\$149,999	641	983	1,111	1,240	599	93%
\$150,000-\$199,999	696	1,043	1,269	1,482	786	113%
\$200,000 or more	794	926	1,244	1,597	803	101%
Total Households	14,271	15,235	15,640	15,685	1,414	10%

*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.

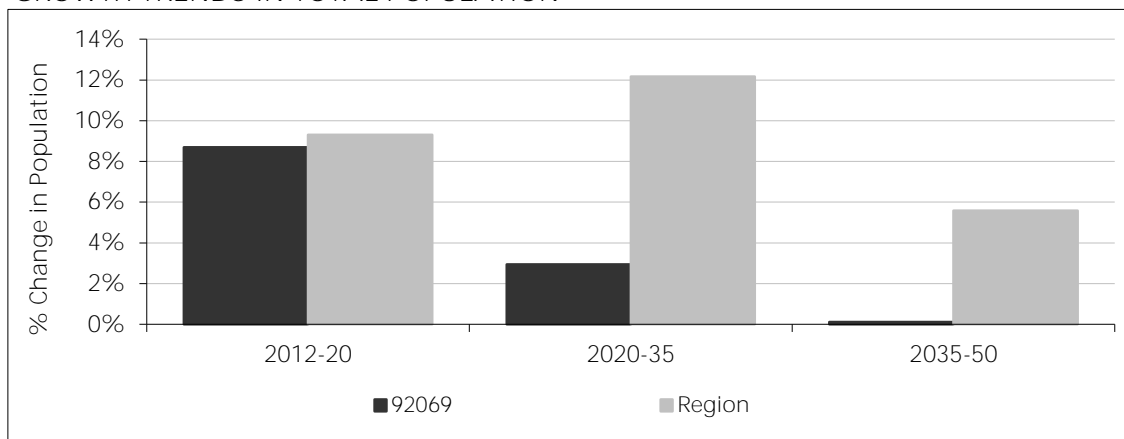
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,763	51,914	53,445	53,505	5,742	12%
Under 5	3,358	4,310	3,989	3,923	565	17%
5 to 9	3,762	4,217	4,147	4,181	419	11%
10 to 14	3,814	3,721	3,847	3,838	24	1%
15 to 17	2,435	2,154	2,271	2,249	-186	-8%
18 to 19	1,615	1,292	1,299	1,264	-351	-22%
20 to 24	3,889	3,964	3,664	3,525	-364	-9%
25 to 29	3,346	3,795	3,353	3,358	12	0%
30 to 34	3,149	3,471	3,520	3,509	360	11%
35 to 39	3,266	3,721	3,955	3,641	375	11%
40 to 44	3,605	3,464	4,165	3,706	101	3%
45 to 49	3,343	3,243	3,592	3,638	295	9%
50 to 54	3,060	2,856	2,959	3,102	42	1%
55 to 59	2,530	2,874	2,463	2,967	437	17%
60 to 61	817	1,045	868	1,025	208	25%
62 to 64	1,171	1,535	1,354	1,443	272	23%
65 to 69	1,438	2,127	2,075	2,209	771	54%
70 to 74	961	1,570	1,912	1,733	772	80%
75 to 79	762	999	1,660	1,432	670	88%
80 to 84	600	654	1,132	1,037	437	73%
85 and over	842	902	1,220	1,725	883	105%
Median Age	32.6	33.6	35.8	36.2	3.6	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	47,763	51,914	53,445	53,505	5,742	12%
Hispanic	21,644	26,063	30,332	33,101	11,457	53%
Non-Hispanic	26,119	25,851	23,113	20,404	-5,715	-22%
White	19,544	18,576	14,350	10,865	-8,679	-44%
Black	877	1,008	1,170	1,241	364	42%
American Indian	149	145	141	113	-36	-24%
Asian	4,068	4,472	5,473	5,933	1,865	46%
Hawaiian / Pacific Islander	216	236	312	405	189	88%
Other	103	95	92	83	-20	-19%
Two or More Races	1,162	1,319	1,575	1,764	602	52%

GROWTH TRENDS IN TOTAL POPULATION



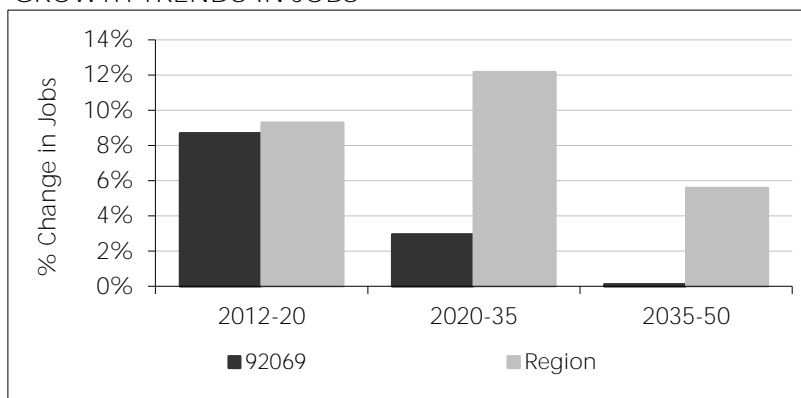
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	19,304	21,775	24,317	27,970	8,666	45%
Civilian Jobs	19,304	21,775	24,317	27,970	8,666	45%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	13,201	13,201	13,201	13,201	0	0%
Developed Acres	8,150	8,353	10,832	11,367	3,217	39%
Low Density Single Family	1,405	1,424	3,799	4,148	2,743	195%
Single Family	1,760	1,788	1,840	1,943	182	10%
Multiple Family	219	221	224	226	7	3%
Mobile Homes	170	170	170	161	-8	-5%
Other Residential	16	25	25	25	9	58%
Mixed Use	0	40	54	56	56	--
Industrial	463	416	417	473	10	2%
Commercial/Services	463	534	559	573	110	24%
Office	53	66	71	67	15	28%
Schools	257	271	286	312	54	21%
Roads and Freeways	1,062	1,121	1,121	1,121	59	6%
Agricultural and Extractive ²	2,035	2,030	2,018	2,015	-19	-1%
Parks and Military Use	248	248	247	247	0	0%
Vacant Developable Acres	4,232	4,031	1,552	1,018	-3,214	-76%
Low Density Single Family	3,560	3,541	1,165	817	-2,743	-77%
Single Family	297	260	206	101	-196	-66%
Multiple Family	11	5	4	1	-10	-95%
Mixed Use	28	9	2	1	-27	-96%
Industrial	55	27	26	14	-41	-75%
Commercial/Services	137	73	56	30	-108	-78%
Office	46	34	29	17	-29	-64%
Schools	95	81	62	36	-59	-62%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	816	816	816	816	0	0%
Employment Density ³	15.6	16.7	17.9	19.3	3.6	23%
Residential Density ⁴	4.1	4.3	2.6	2.5	-1.6	-40%

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