

SERIES 13 REGIONAL GROWTH FORECAST



ZIP Code 91901

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,371	17,886	21,631	23,509	6,138	35%
Household Population	17,110	17,647	21,340	23,179	6,069	35%
Group Quarters Population	261	239	291	330	69	26%
Civilian	261	239	291	330	69	26%
Military	0	0	0	0	0	0%
Total Housing Units	6,432	7,147	8,432	9,301	2,869	45%
Single Family	5,411	6,127	7,513	7,896	2,485	46%
Multiple Family	767	766	665	1,157	390	51%
Mobile Homes	254	254	254	248	-6	-2%
Occupied Housing Units	6,287	6,348	7,662	8,330	2,043	32%
Single Family	4,763	5,348	6,764	6,955	2,192	46%
Multiple Family	1,290	766	665	1,150	-140	-11%
Mobile Homes	234	234	233	225	-9	-4%
Vacancy Rate	2.3%	11.2%	9.1%	10.4%	8.1	352%
Single Family	12.0%	12.7%	10.0%	11.9%	-0.1	-1%
Multiple Family	-68.2%	0.0%	0.0%	0.6%	68.8	-101%
Mobile Homes	7.9%	7.9%	8.3%	9.3%	1.4	18%
Persons per Household	2.72	2.78	2.79	2.78	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	335	412	421	392	57	17%
\$15,000-\$29,999	646	581	620	589	-57	-9%
\$30,000-\$44,999	560	633	685	685	125	22%
\$45,000-\$59,999	627	600	682	689	62	10%
\$60,000-\$74,999	614	563	643	651	37	6%
\$75,000-\$99,999	939	778	930	985	46	5%
\$100,000-\$124,999	625	619	759	817	192	31%
\$125,000-\$149,999	409	471	590	675	266	65%
\$150,000-\$199,999	525	643	846	965	440	84%
\$200,000 or more	1,007	1,048	1,486	1,882	875	87%
Total Households	6,287	6,348	7,662	8,330	2,043	32%

*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.

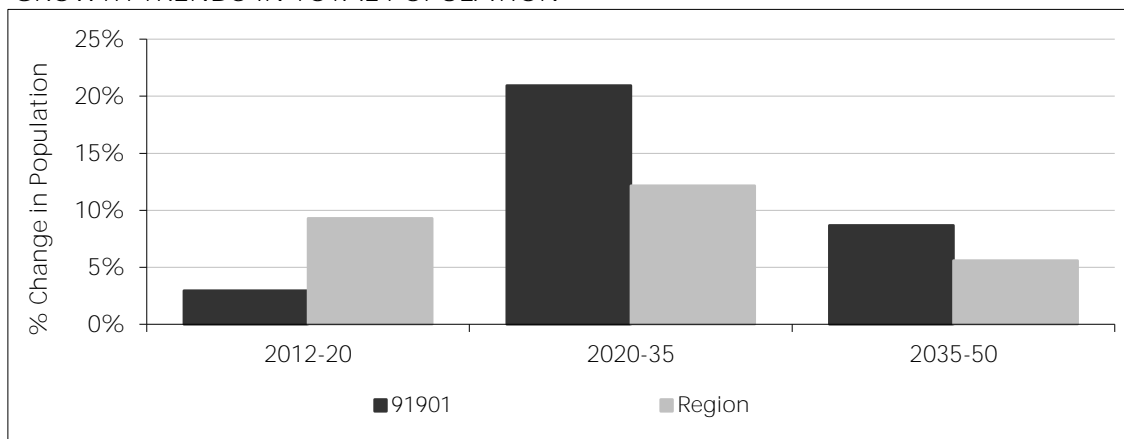
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,371	17,886	21,631	23,509	6,138	35%
Under 5	782	897	927	1,142	360	46%
5 to 9	950	1,019	1,094	1,367	417	44%
10 to 14	1,201	1,143	1,415	1,509	308	26%
15 to 17	850	716	963	908	58	7%
18 to 19	638	453	565	437	-201	-32%
20 to 24	1,098	992	1,094	983	-115	-10%
25 to 29	876	863	879	1,012	136	16%
30 to 34	810	829	824	1,068	258	32%
35 to 39	804	946	963	1,149	345	43%
40 to 44	1,074	1,019	1,322	1,250	176	16%
45 to 49	1,323	1,086	1,438	1,305	-18	-1%
50 to 54	1,549	1,266	1,615	1,525	-24	-2%
55 to 59	1,432	1,454	1,378	1,648	216	15%
60 to 61	520	646	546	680	160	31%
62 to 64	687	829	790	980	293	43%
65 to 69	968	1,301	1,423	1,725	757	78%
70 to 74	646	1,067	1,501	1,407	761	118%
75 to 79	464	638	1,307	1,132	668	144%
80 to 84	311	306	765	798	487	157%
85 and over	388	416	822	1,484	1,096	282%
Median Age	43.1	45.3	47.7	48.6	5.5	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,371	17,886	21,631	23,509	6,138	35%
Hispanic	2,957	3,504	4,991	6,127	3,170	107%
Non-Hispanic	14,414	14,382	16,640	17,382	2,968	21%
White	13,012	12,967	14,777	15,180	2,168	17%
Black	239	267	342	405	166	69%
American Indian	319	199	89	39	-280	-88%
Asian	373	445	732	948	575	154%
Hawaiian / Pacific Islander	48	53	71	74	26	54%
Other	8	12	14	18	10	125%
Two or More Races	415	439	615	718	303	73%

GROWTH TRENDS IN TOTAL POPULATION



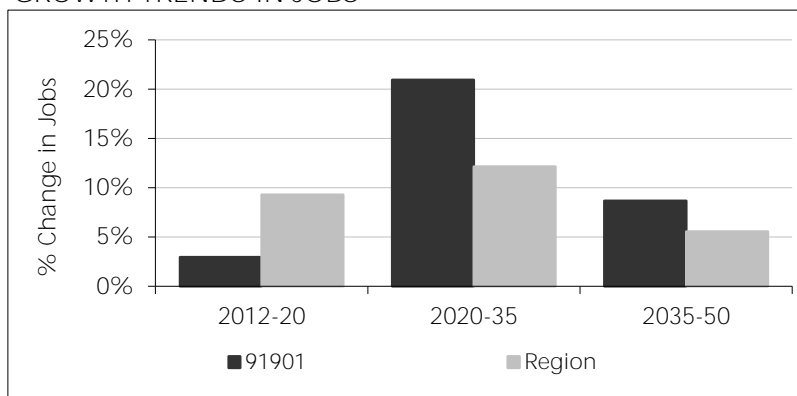
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,684	5,329	5,906	7,016	2,332	50%
Civilian Jobs	4,684	5,329	5,906	7,016	2,332	50%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	97,183	97,183	97,183	97,183	0	0%
Developed Acres	15,801	17,249	22,488	23,014	7,214	46%
Low Density Single Family	10,742	11,935	16,902	17,224	6,482	60%
Single Family	869	1,077	1,323	1,415	546	63%
Multiple Family	41	41	35	36	-6	-14%
Mobile Homes	71	66	54	48	-23	-33%
Other Residential	114	114	114	114	0	0%
Mixed Use	0	0	8	26	26	--
Industrial	37	88	131	215	178	477%
Commercial/Services	152	164	169	189	37	25%
Office	9	8	9	7	-2	-24%
Schools	76	74	74	74	-2	-2%
Roads and Freeways	1,449	1,449	1,449	1,449	0	0%
Agricultural and Extractive ²	1,160	1,153	1,138	1,138	-22	-2%
Parks and Military Use	1,080	1,080	1,080	1,080	0	0%
Vacant Developable Acres	12,266	10,817	5,579	5,052	-7,214	-59%
Low Density Single Family	11,281	10,088	5,121	4,799	-6,482	-57%
Single Family	691	498	278	182	-510	-74%
Multiple Family	20	20	20	11	-9	-46%
Mixed Use	1	1	0	0	-1	-100%
Industrial	202	160	117	33	-169	-84%
Commercial/Services	46	25	19	4	-42	-90%
Office	1	1	0	0	0	-72%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	24	24	24	24	0	0%
Constrained Acres	69,117	69,117	69,117	69,117	0	0%
Employment Density ³	17.1	15.9	15.2	14.1	-3.0	-17%
Residential Density ⁴	0.5	0.5	0.5	0.5	0.0	-9%

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