

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92028



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	47,191	50,245	58,362	64,424	67,484	20,293	43%
Household Population	46,584	49,540	57,465	63,242	66,128	19,544	42%
Group Quarters Population	607	705	897	1,182	1,356	749	123%
Civilian	607	705	897	1,182	1,356	749	123%
Military	0	0	0	0	0	0	0%
Total Housing Units	16,753	17,844	20,266	21,847	22,605	5,852	35%
Single Family	13,135	14,114	16,162	17,569	18,126	4,991	38%
Multiple Family	2,696	2,834	3,209	3,394	3,592	896	33%
Mobile Homes	922	896	895	884	887	-35	-4%
Occupied Housing Units	15,792	16,680	19,119	20,668	21,444	5,652	36%
Single Family	12,438	13,184	15,246	16,620	17,199	4,761	38%
Multiple Family	2,510	2,667	3,040	3,222	3,415	905	36%
Mobile Homes	844	829	833	826	830	-14	-2%
Vacancy Rate	5.7%	6.5%	5.7%	5.4%	5.1%	-0.6	-11%
Single Family	5.3%	6.6%	5.7%	5.4%	5.1%	-0.2	-4%
Multiple Family	6.9%	5.9%	5.3%	5.1%	4.9%	-2.0	-29%
Mobile Homes	8.5%	7.5%	6.9%	6.6%	0.0%	-8.5	-100%
Persons per Household	2.95	2.97	3.01	3.06	3.08	0.13	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.

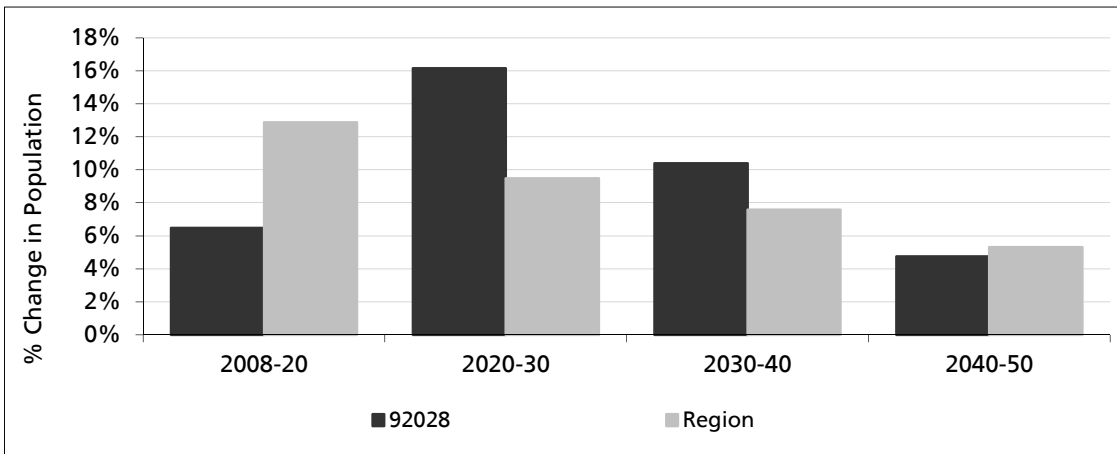
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	47,191	50,245	58,362	64,424	67,484	20,293	43%
Under 5	3,564	3,312	3,761	4,007	4,016	452	13%
5 to 9	3,270	3,562	3,902	4,294	4,345	1,075	33%
10 to 14	3,096	3,444	3,612	3,992	4,168	1,072	35%
15 to 17	2,135	2,028	2,253	2,436	2,533	398	19%
18 to 19	1,529	1,271	1,448	1,514	1,615	86	6%
20 to 24	3,490	3,165	4,064	4,124	4,324	834	24%
25 to 29	3,845	4,331	4,730	5,175	5,303	1,458	38%
30 to 34	3,174	3,130	3,176	4,109	4,167	993	31%
35 to 39	2,542	2,242	2,947	3,151	3,476	934	37%
40 to 44	2,476	2,483	2,850	2,839	3,563	1,087	44%
45 to 49	2,901	2,686	2,689	3,328	3,516	615	21%
50 to 54	3,020	2,843	3,040	3,490	3,348	328	11%
55 to 59	2,713	3,218	3,278	3,132	3,849	1,136	42%
60 to 61	1,028	1,261	1,293	1,229	1,493	465	45%
62 to 64	1,176	1,816	1,870	1,953	2,079	903	77%
65 to 69	1,824	2,974	3,618	3,481	3,183	1,359	75%
70 to 74	1,536	2,437	3,461	3,357	3,184	1,648	107%
75 to 79	1,518	1,762	2,973	3,576	3,296	1,778	117%
80 to 84	1,101	964	1,732	2,387	2,272	1,171	106%
85 and over	1,253	1,316	1,665	2,850	3,754	2,501	200%
Median Age	34.2	37.0	38.8	39.1	39.7	5.5	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	47,191	50,245	58,362	64,424	67,484	20,293	43%
Hispanic	18,005	21,721	27,673	33,158	37,150	19,145	106%
Non-Hispanic	29,186	28,524	30,689	31,266	30,334	1,148	4%
White	25,990	24,976	26,614	26,775	25,621	-369	-1%
Black	763	853	922	935	883	120	16%
American Indian	325	275	194	138	105	-220	-68%
Asian	892	1,134	1,474	1,773	2,002	1,110	124%
Hawaiian / Pacific Islander	203	165	174	176	182	-21	-10%
Other	61	56	57	65	70	9	15%
Two or More Races	952	1,065	1,254	1,404	1,471	519	55%

GROWTH TRENDS IN TOTAL POPULATION



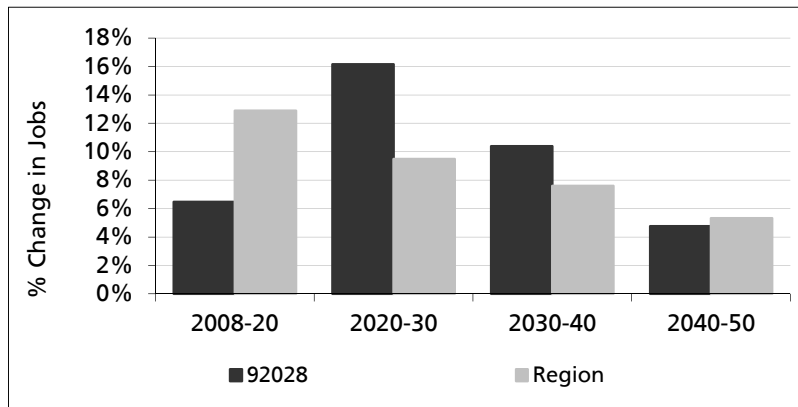
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	11,500	12,468	14,359	16,191	17,678	6,178	54%
Civilian Jobs	11,500	12,468	14,359	16,191	17,678	6,178	54%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	75,712	75,712	75,712	75,712	75,712	0	0%
Developed Acres	53,507	56,336	61,109	65,599	67,291	13,785	26%
Low Density Single Family	17,369	21,679	28,556	34,242	36,258	18,889	109%
Single Family	2,488	2,822	3,449	3,705	3,903	1,414	57%
Multiple Family	118	120	123	127	133	15	13%
Mobile Homes	233	233	233	233	233	0	0%
Other Residential	54	54	54	54	54	0	0%
Mixed Use	0	6	22	32	47	47	--
Industrial	498	794	910	1,006	1,091	593	119%
Commercial/Services	762	781	798	818	834	72	10%
Office	23	24	25	26	25	2	8%
Schools	163	185	222	250	268	105	65%
Roads and Freeways	2,253	2,253	2,253	2,253	2,253	0	0%
Agricultural and Extractive ²	13,197	11,037	8,112	6,500	5,838	-7,359	-56%
Parks and Military Use	16,348	16,348	16,352	16,354	16,354	7	0%
Vacant Developable Acres	20,107	17,278	12,504	8,015	6,323	-13,785	-69%
Low Density Single Family	18,918	16,335	12,052	7,800	6,247	-12,671	-67%
Single Family	934	720	319	132	48	-886	-95%
Multiple Family	5	4	1	0	0	-5	-100%
Mixed Use	7	5	4	4	2	-6	-78%
Industrial	174	150	81	48	6	-168	-96%
Commercial/Services	47	42	28	14	1	-46	-97%
Office	0	0	0	0	0	0	0%
Schools	12	12	11	11	11	-1	-11%
Parks and Other	2	2	2	0	0	-2	-100%
Future Roads and Freeways	7	7	7	7	7	0	0%
Constrained Acres	2,098	2,098	2,098	2,098	2,098	0	0%
Employment Density³	8.0	7.0	7.3	7.7	7.9	-0.1	-1%
Residential Density⁴	0.8	0.7	0.6	0.6	0.6	-0.3	-33%

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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).