

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92054



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,464	46,326	53,474	54,491	55,286	12,822	30%
Household Population	42,130	45,773	52,533	53,043	53,503	11,373	27%
Group Quarters Population	334	553	941	1,448	1,783	1,449	434%
Civilian	334	553	941	1,448	1,783	1,449	434%
Military	0	0	0	0	0	0	0%
Total Housing Units	16,932	18,249	20,777	20,754	20,748	3,816	23%
Single Family	7,540	8,130	8,267	8,323	8,304	764	10%
Multiple Family	8,147	9,021	11,824	11,753	11,764	3,617	44%
Mobile Homes	1,245	1,098	686	678	680	-565	-45%
Occupied Housing Units	14,870	16,037	18,318	18,411	18,479	3,609	24%
Single Family	6,866	7,350	7,588	7,662	7,667	801	12%
Multiple Family	6,969	7,777	10,151	10,172	10,228	3,259	47%
Mobile Homes	1,035	910	579	577	584	-451	-44%
Vacancy Rate	12.2%	12.1%	11.8%	11.3%	10.9%	-1.3	-11%
Single Family	8.9%	9.6%	8.2%	7.9%	7.7%	-1.2	-13%
Multiple Family	14.5%	13.8%	14.1%	13.5%	13.1%	-1.4	-10%
Mobile Homes	16.9%	17.1%	15.6%	14.9%	0.0%	-16.9	-100%
Persons per Household	2.83	2.85	2.87	2.88	2.90	0.07	2%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	2,040	1,822	1,762	1,536	1,374	-666	-33%
\$15,000-\$29,999	3,193	3,009	3,006	2,713	2,480	-713	-22%
\$30,000-\$44,999	3,056	2,990	3,132	2,941	2,782	-274	-9%
\$45,000-\$59,999	2,122	2,277	2,535	2,490	2,442	320	15%
\$60,000-\$74,999	1,369	1,665	1,939	1,976	1,994	625	46%
\$75,000-\$99,999	1,418	1,814	2,243	2,350	2,434	1,016	72%
\$100,000-\$124,999	739	1,032	1,361	1,491	1,592	853	115%
\$125,000-\$149,999	270	667	958	1,070	1,145	875	324%
\$150,000-\$199,999	365	548	1,018	1,336	1,570	1,205	330%
\$200,000 or more	298	213	364	508	666	368	123%
Total Households	14,870	16,037	18,318	18,411	18,479	3,609	24%
Median Household Income							
Adjusted for inflation (\$1999)	\$40,808	\$46,301	\$52,450	\$57,142	\$61,215	\$20,407	50%

***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.

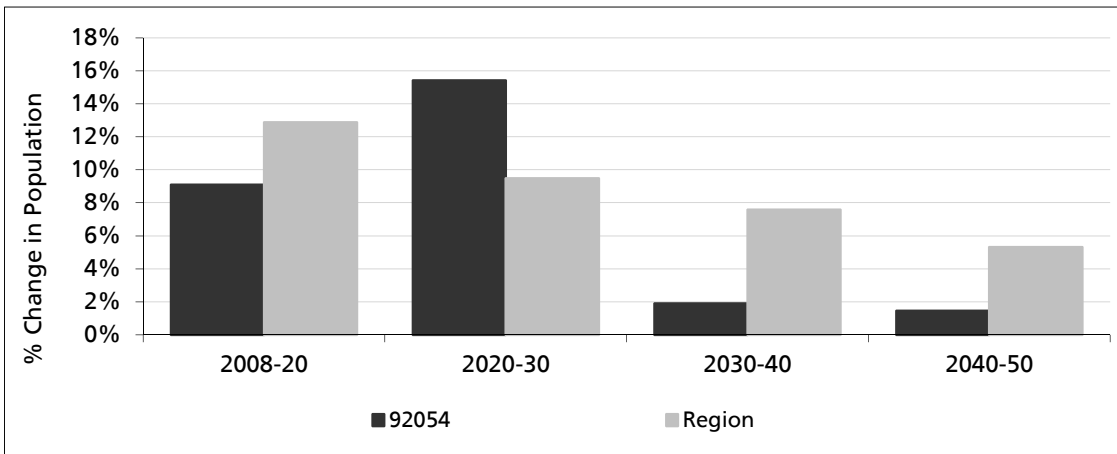
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,464	46,326	53,474	54,491	55,286	12,822	30%
Under 5	6,654	6,643	7,437	7,317	7,097	443	7%
5 to 9	4,590	5,090	5,749	5,848	5,736	1,146	25%
10 to 14	3,014	3,527	3,860	3,973	4,086	1,072	36%
15 to 17	1,945	2,038	2,308	2,303	2,394	449	23%
18 to 19	1,135	1,074	1,278	1,199	1,263	128	11%
20 to 24	2,612	2,526	3,458	3,404	3,524	912	35%
25 to 29	3,317	3,942	4,376	4,530	4,535	1,218	37%
30 to 34	3,748	3,953	4,044	4,807	4,774	1,026	27%
35 to 39	3,152	2,867	3,736	3,747	3,977	825	26%
40 to 44	2,546	2,563	3,021	2,764	3,423	877	34%
45 to 49	2,327	2,334	2,399	2,826	2,927	600	26%
50 to 54	1,895	1,889	2,054	2,188	2,045	150	8%
55 to 59	1,547	1,901	1,876	1,648	2,009	462	30%
60 to 61	571	759	773	686	784	213	37%
62 to 64	692	1,115	1,121	1,049	1,040	348	50%
65 to 69	938	1,699	2,154	1,891	1,668	730	78%
70 to 74	624	1,124	1,637	1,460	1,343	719	115%
75 to 79	425	536	988	1,116	941	516	121%
80 to 84	392	357	702	907	746	354	90%
85 and over	340	389	503	828	974	634	186%
Median Age	26.9	27.9	28.0	28.5	28.9	2.0	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,464	46,326	53,474	54,491	55,286	12,822	30%
Hispanic	18,186	21,975	27,355	29,964	32,292	14,106	78%
Non-Hispanic	24,278	24,351	26,119	24,527	22,994	-1,284	-5%
White	19,137	18,881	20,006	18,487	17,030	-2,107	-11%
Black	1,731	1,671	1,628	1,353	1,085	-646	-37%
American Indian	252	280	292	263	227	-25	-10%
Asian	1,183	1,378	1,679	1,807	1,935	752	64%
Hawaiian / Pacific Islander	334	299	286	265	255	-79	-24%
Other	106	149	188	205	220	114	108%
Two or More Races	1,535	1,693	2,040	2,147	2,242	707	46%

GROWTH TRENDS IN TOTAL POPULATION



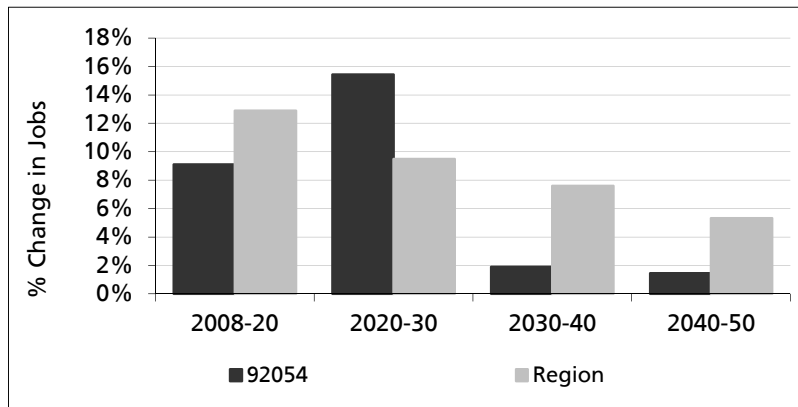
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	16,883	17,521	18,747	20,205	22,017	5,134	30%
Civilian Jobs	16,883	17,521	18,747	20,205	22,017	5,134	30%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	4,699	4,699	4,699	4,699	4,699	0	0%
Developed Acres	4,354	4,442	4,623	4,652	4,688	334	8%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,416	1,471	1,548	1,548	1,544	128	9%
Multiple Family	307	330	385	384	384	77	25%
Mobile Homes	85	77	61	61	61	-24	-29%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	18	31	31	31	31	--
Industrial	177	173	168	168	185	8	4%
Commercial/Services	646	652	713	733	747	101	16%
Office	40	39	40	48	57	17	44%
Schools	124	124	124	124	124	0	0%
Roads and Freeways	1,086	1,086	1,086	1,086	1,086	0	0%
Agricultural and Extractive ²	5	2	0	0	0	-5	-100%
Parks and Military Use	467	467	467	467	467	0	0%
Vacant Developable Acres	345	257	76	47	11	-334	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	172	113	10	6	6	-167	-97%
Multiple Family	26	10	0	0	0	-26	-100%
Mixed Use	5	1	0	0	0	-5	-100%
Industrial	17	17	17	17	0	-17	-100%
Commercial/Services	111	102	35	16	3	-109	-98%
Office	11	11	11	6	0	-11	-98%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	3	3	3	3	3	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	17.1	17.6	17.7	18.5	19.5	2.4	14%
Residential Density⁴	9.4	9.7	10.3	10.3	10.3	1.0	11%

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).