

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92037



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	41,282	43,750	48,371	51,394	54,857	13,575	33%
Household Population	40,614	42,904	47,187	49,810	52,983	12,369	30%
Group Quarters Population	668	846	1,184	1,584	1,874	1,206	181%
Civilian	668	846	1,184	1,584	1,874	1,206	181%
Military	0	0	0	0	0	0	0%
Total Housing Units	20,036	20,564	22,410	23,670	25,123	5,087	25%
Single Family	11,139	11,169	10,780	10,448	10,327	-812	-7%
Multiple Family	8,897	9,395	11,630	13,222	14,796	5,899	66%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	18,262	18,969	20,770	21,935	23,375	5,113	28%
Single Family	10,236	10,423	10,146	9,862	9,769	-467	-5%
Multiple Family	8,026	8,546	10,624	12,073	13,606	5,580	70%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.9%	7.8%	7.3%	7.3%	7.0%	-1.9	-21%
Single Family	8.1%	6.7%	5.9%	5.6%	5.4%	-2.7	-33%
Multiple Family	9.8%	9.0%	8.7%	8.7%	8.0%	-1.8	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.22	2.26	2.27	2.27	2.27	0.05	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	1,673	1,491	1,352	1,255	1,167	-506	-30%
\$15,000-\$29,999	1,986	1,899	1,783	1,692	1,604	-382	-19%
\$30,000-\$44,999	1,996	1,934	1,897	1,853	1,803	-193	-10%
\$45,000-\$59,999	1,970	1,831	1,857	1,855	1,854	-116	-6%
\$60,000-\$74,999	1,764	1,660	1,730	1,752	1,788	24	1%
\$75,000-\$99,999	2,149	2,224	2,390	2,463	2,585	436	20%
\$100,000-\$124,999	1,621	1,710	1,911	2,019	2,216	595	37%
\$125,000-\$149,999	1,026	1,293	1,494	1,608	1,765	739	72%
\$150,000-\$199,999	1,489	1,790	2,178	2,421	2,762	1,273	85%
\$200,000 or more	2,588	3,137	4,178	5,017	5,831	3,243	125%
Total Households	18,262	18,969	20,770	21,935	23,375	5,113	28%
Median Household Income							
Adjusted for inflation (\$1999)	\$72,806	\$82,526	\$93,473	\$101,207	\$110,001	\$37,195	51%

***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.

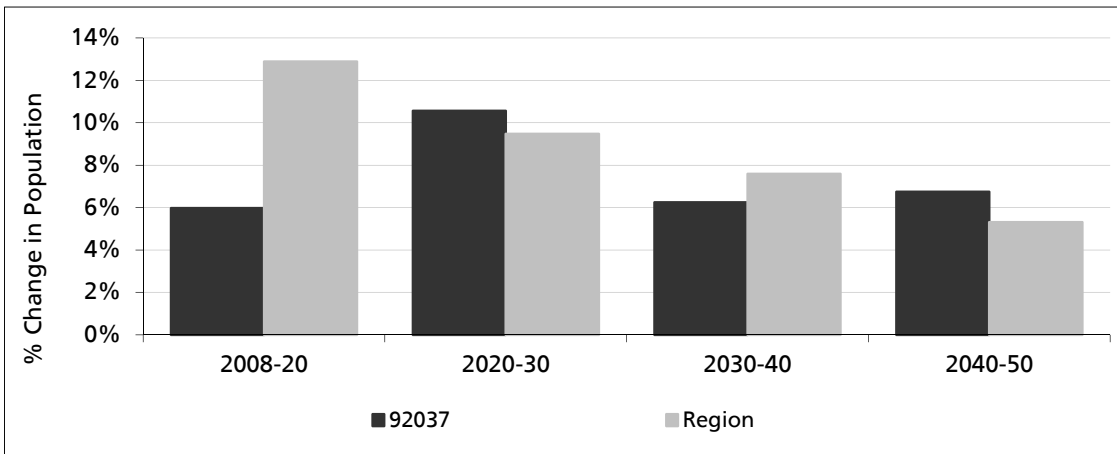
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	41,282	43,750	48,371	51,394	54,857	13,575	33%
Under 5	1,473	1,349	1,476	1,464	1,596	123	8%
5 to 9	1,471	1,420	1,499	1,549	1,689	218	15%
10 to 14	1,623	1,595	1,581	1,714	1,854	231	14%
15 to 17	1,031	976	923	1,032	1,091	60	6%
18 to 19	1,747	1,655	1,608	1,669	1,717	-30	-2%
20 to 24	2,042	1,937	2,039	2,053	2,210	168	8%
25 to 29	2,465	2,753	2,915	2,872	3,256	791	32%
30 to 34	2,898	2,873	2,815	2,969	3,117	219	8%
35 to 39	3,296	2,404	3,061	3,157	3,286	-10	0%
40 to 44	2,820	2,313	2,662	2,685	3,178	358	13%
45 to 49	2,970	2,419	2,151	2,699	3,046	76	3%
50 to 54	2,806	2,411	2,156	2,461	2,520	-286	-10%
55 to 59	2,769	3,066	2,654	2,288	2,978	209	8%
60 to 61	1,163	1,423	1,289	1,114	1,466	303	26%
62 to 64	1,647	2,611	2,403	2,243	2,493	846	51%
65 to 69	2,303	4,124	4,723	4,192	3,843	1,540	67%
70 to 74	1,741	2,990	3,985	3,642	3,311	1,570	90%
75 to 79	1,607	1,987	3,279	3,857	3,438	1,831	114%
80 to 84	1,606	1,487	2,715	3,622	3,352	1,746	109%
85 and over	1,804	1,957	2,437	4,112	5,416	3,612	200%
Median Age	44.6	50.4	53.4	53.7	52.8	8.2	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	41,282	43,750	48,371	51,394	54,857	13,575	33%
Hispanic	3,582	4,362	5,105	5,665	6,326	2,744	77%
Non-Hispanic	37,700	39,388	43,266	45,729	48,531	10,831	29%
White	31,649	32,429	35,176	36,583	37,955	6,306	20%
Black	408	449	494	544	573	165	40%
American Indian	86	113	136	146	134	48	56%
Asian	3,992	4,678	5,397	6,082	7,146	3,154	79%
Hawaiian / Pacific Islander	102	138	195	255	290	188	184%
Other	195	209	216	229	260	65	33%
Two or More Races	1,268	1,372	1,652	1,890	2,173	905	71%

GROWTH TRENDS IN TOTAL POPULATION



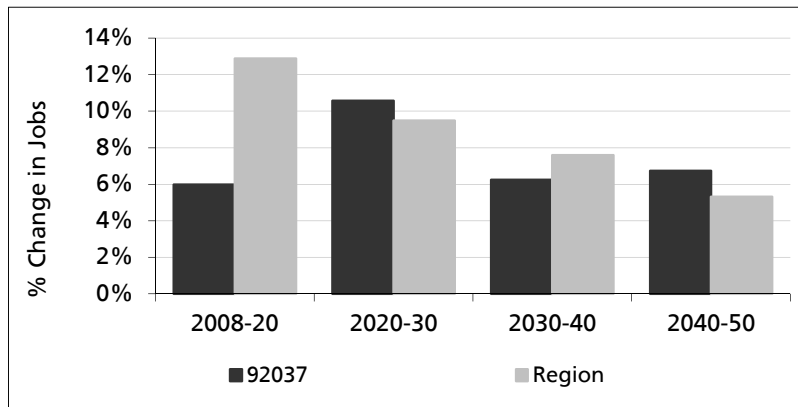
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	40,933	41,462	41,723	42,022	42,506	1,573	4%
Civilian Jobs	40,933	41,462	41,723	42,022	42,506	1,573	4%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,434	7,434	7,434	7,434	7,434	0	0%
Developed Acres	7,316	7,365	7,417	7,426	7,428	112	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,902	2,916	2,916	2,880	2,870	-32	-1%
Multiple Family	380	385	436	481	493	113	30%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	3	2	2	-2	-43%
Mixed Use	0	18	68	82	88	88	--
Industrial	65	64	61	61	61	-5	-7%
Commercial/Services	834	822	781	768	762	-71	-9%
Office	47	43	40	39	39	-8	-17%
Schools	174	204	204	204	204	29	17%
Roads and Freeways	1,203	1,203	1,203	1,203	1,203	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1,706	1,706	1,706	1,706	1,706	0	0%
Vacant Developable Acres	118	69	17	8	6	-112	-95%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	79	62	13	7	6	-73	-93%
Multiple Family	8	6	3	1	0	-8	-100%
Mixed Use	1	1	1	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-75%
Office	0	0	0	0	0	0	0%
Schools	30	0	0	0	0	-30	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	36.5	36.3	37.3	37.8	38.3	1.8	5%
Residential Density⁴	6.1	6.2	6.6	7.0	7.4	1.3	21%

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).