

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92135



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,689	7,546	7,546	7,548	7,549	2,860	61%
Household Population	128	130	130	132	133	5	4%
Group Quarters Population	4,561	7,416	7,416	7,416	7,416	2,855	63%
Civilian	0	0	0	0	0	0	0%
Military	4,561	7,416	7,416	7,416	7,416	2,855	63%
Total Housing Units	54	54	54	54	54	0	0%
Single Family	54	54	54	54	54	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	50	51	51	51	51	1	2%
Single Family	50	51	51	51	51	1	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.4%	5.6%	5.6%	5.6%	5.6%	-1.8	-24%
Single Family	7.4%	5.6%	5.6%	5.6%	5.6%	-1.8	-24%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.55	2.55	2.59	2.61	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	0	1	1	1	1	1	0%
\$15,000-\$29,999	0	1	0	0	0	0	0%
\$30,000-\$44,999	0	1	1	1	1	1	0%
\$45,000-\$59,999	0	1	1	1	1	1	0%
\$60,000-\$74,999	0	0	0	0	0	0	0%
\$75,000-\$99,999	0	2	2	2	2	2	0%
\$100,000-\$124,999	25	25	26	26	26	1	4%
\$125,000-\$149,999	0	0	0	0	0	0	0%
\$150,000-\$199,999	0	1	1	1	1	1	0%
\$200,000 or more	25	19	19	19	19	-6	-24%
Total Households	50	51	51	51	51	1	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$125,000	\$119,500	\$119,712	\$119,712	\$119,712	(\$5,288)	-4%

***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.

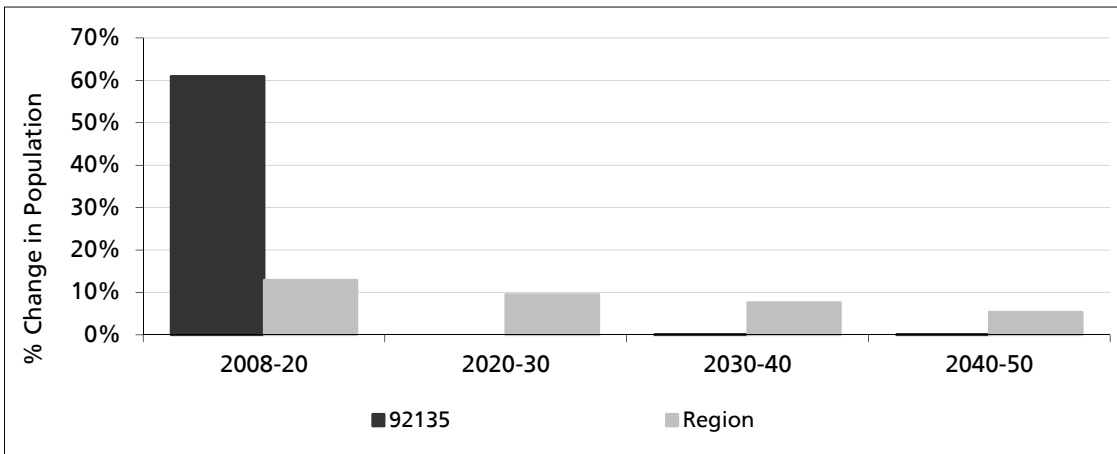
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,689	7,546	7,546	7,548	7,549	2,860	61%
Under 5	15	15	15	15	15	0	0%
5 to 9	7	7	7	7	7	0	0%
10 to 14	9	9	9	9	9	0	0%
15 to 17	7	7	7	7	7	0	0%
18 to 19	657	1,093	1,093	1,093	1,093	436	66%
20 to 24	2,523	4,068	4,068	4,068	4,068	1,545	61%
25 to 29	686	1,185	1,185	1,185	1,185	499	73%
30 to 34	313	470	470	472	473	160	51%
35 to 39	268	439	439	439	439	171	64%
40 to 44	124	152	152	152	152	28	23%
45 to 49	44	65	65	65	65	21	48%
50 to 54	22	22	22	22	22	0	0%
55 to 59	9	9	9	9	9	0	0%
60 to 61	0	0	0	0	0	0	0%
62 to 64	1	1	1	1	1	0	0%
65 to 69	0	0	0	0	0	0	0%
70 to 74	0	0	0	0	0	0	0%
75 to 79	4	4	4	4	4	0	0%
80 to 84	0	0	0	0	0	0	0%
85 and over	0	0	0	0	0	0	0%
Median Age	23.3	23.2	23.2	23.2	23.2	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,689	7,546	7,546	7,548	7,549	2,860	61%
Hispanic	679	1,095	1,095	1,095	1,095	416	61%
Non-Hispanic	4,010	6,451	6,451	6,453	6,454	2,444	61%
White	2,739	4,426	4,426	4,428	4,429	1,690	62%
Black	791	1,270	1,270	1,270	1,270	479	61%
American Indian	53	83	83	83	83	30	57%
Asian	299	484	484	484	484	185	62%
Hawaiian / Pacific Islander	20	20	20	20	20	0	0%
Other	4	4	4	4	4	0	0%
Two or More Races	104	164	164	164	164	60	58%

GROWTH TRENDS IN TOTAL POPULATION



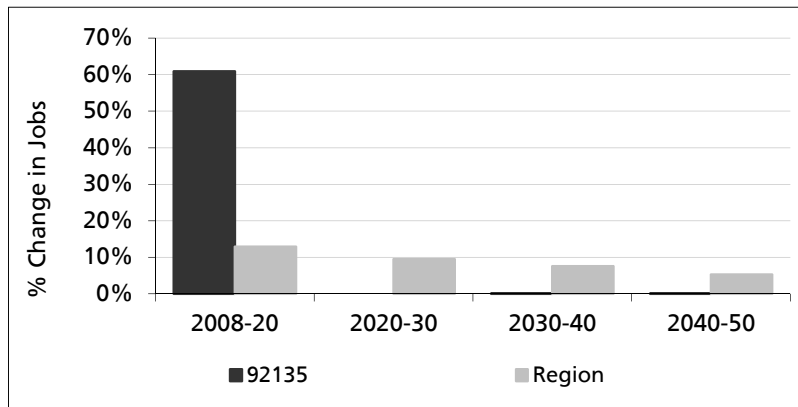
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	14,846	19,846	19,846	19,846	19,846	5,000	34%
Civilian Jobs	165	165	165	165	165	0	0%
Military Jobs	14,681	19,681	19,681	19,681	19,681	5,000	34%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,474	2,474	2,474	2,474	2,474	0	0%
Developed Acres	2,446	2,446	2,446	2,446	2,446	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	26	26	26	26	26	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	79	79	79	79	79	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	797	797	797	797	797	0	0%
Commercial/Services	202	202	202	202	202	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	3	3	3	3	3	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1,340	1,340	1,340	1,340	1,340	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	28	28	28	28	28	0	0%
Employment Density³	0.2	0.2	0.2	0.2	0.2	0.0	0%
Residential Density⁴	0.5	0.5	0.5	0.5	0.5	0.0	0%

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).