

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92067



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,145	9,856	10,750	11,937	13,395	4,250	46%
Household Population	9,145	9,856	10,750	11,937	13,395	4,250	46%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,759	3,815	4,091	4,451	4,907	1,148	31%
Single Family	3,704	3,709	3,967	4,327	4,770	1,066	29%
Multiple Family	55	106	124	124	137	82	149%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	3,352	3,541	3,842	4,195	4,639	1,287	38%
Single Family	3,297	3,441	3,722	4,075	4,506	1,209	37%
Multiple Family	55	100	120	120	133	78	142%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	10.8%	7.2%	6.1%	5.8%	5.5%	-5.3	-49%
Single Family	11.0%	7.2%	6.2%	5.8%	5.5%	-5.5	-50%
Multiple Family	0.0%	5.7%	3.2%	3.2%	2.9%	2.9	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.73	2.78	2.80	2.85	2.89	0.16	6%

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	142	154	143	142	145	3	2%
\$15,000-\$29,999	115	148	140	145	146	31	27%
\$30,000-\$44,999	196	181	182	183	196	0	0%
\$45,000-\$59,999	169	162	164	179	201	32	19%
\$60,000-\$74,999	150	157	169	190	211	61	41%
\$75,000-\$99,999	254	211	240	262	295	41	16%
\$100,000-\$124,999	261	233	263	296	335	74	28%
\$125,000-\$149,999	165	245	278	323	366	201	122%
\$150,000-\$199,999	397	523	570	629	703	306	77%
\$200,000 or more	1,503	1,527	1,693	1,846	2,041	538	36%
Total Households	3,352	3,541	3,842	4,195	4,639	1,287	38%
Median Household Income							
Adjusted for inflation (\$1999)	\$178,212	\$176,721	\$180,000	\$180,008	\$180,192	\$1,980	1%

***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.

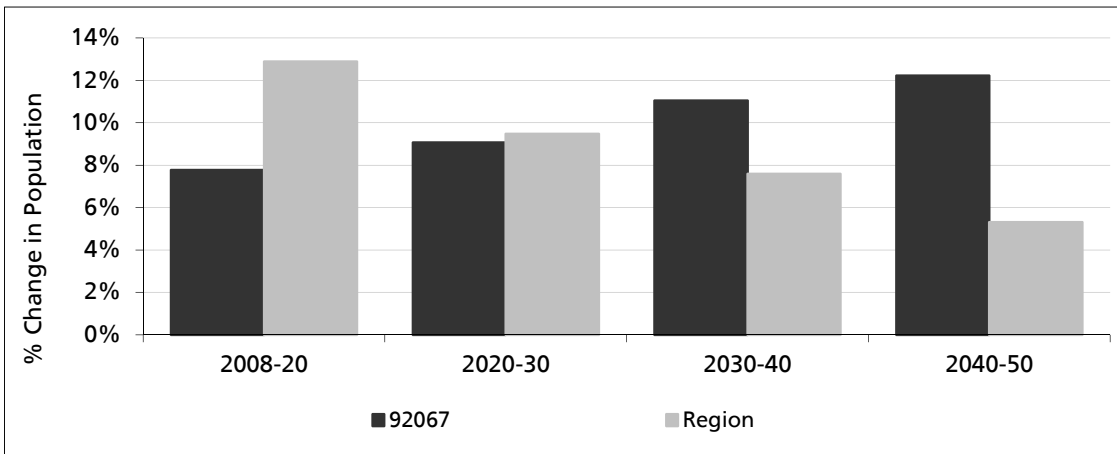
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,145	9,856	10,750	11,937	13,395	4,250	46%
Under 5	245	233	275	301	361	116	47%
5 to 9	313	303	341	447	468	155	50%
10 to 14	618	556	595	701	813	195	32%
15 to 17	498	482	457	530	607	109	22%
18 to 19	396	336	297	369	409	13	3%
20 to 24	907	820	877	938	1,113	206	23%
25 to 29	366	436	552	573	650	284	78%
30 to 34	241	272	263	347	422	181	75%
35 to 39	248	238	305	367	408	160	65%
40 to 44	383	315	384	436	585	202	53%
45 to 49	604	485	437	605	747	143	24%
50 to 54	876	722	655	842	935	59	7%
55 to 59	913	960	832	762	1,104	191	21%
60 to 61	391	441	372	328	498	107	27%
62 to 64	423	681	591	573	630	207	49%
65 to 69	618	1,049	1,169	1,024	930	312	50%
70 to 74	360	653	875	790	715	355	99%
75 to 79	340	432	732	857	732	392	115%
80 to 84	227	232	461	625	580	353	156%
85 and over	178	210	280	522	688	510	287%
Median Age	48.0	53.1	54.5	52.1	50.6	2.6	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,145	9,856	10,750	11,937	13,395	4,250	46%
Hispanic	660	732	943	1,219	1,454	794	120%
Non-Hispanic	8,485	9,124	9,807	10,718	11,941	3,456	41%
White	7,803	8,254	8,795	9,528	10,555	2,752	35%
Black	61	54	63	82	118	57	93%
American Indian	17	13	21	27	26	9	53%
Asian	434	554	635	738	852	418	96%
Hawaiian / Pacific Islander	8	20	30	31	33	25	313%
Other	45	42	35	35	37	-8	-18%
Two or More Races	117	187	228	277	320	203	174%

GROWTH TRENDS IN TOTAL POPULATION



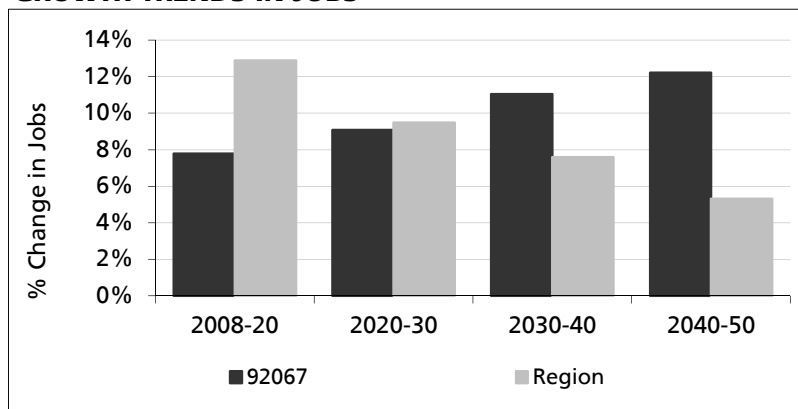
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,212	3,237	3,253	3,260	3,268	56	2%
Civilian Jobs	3,212	3,237	3,253	3,260	3,268	56	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	15,878	15,878	15,878	15,878	15,878	0	0%
Developed Acres	13,456	13,473	14,059	14,653	15,570	2,114	16%
Low Density Single Family	5,666	5,676	6,334	7,137	8,309	2,643	47%
Single Family	2,353	2,357	2,382	2,386	2,416	63	3%
Multiple Family	7	7	7	7	7	0	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	4	4	4	4	--
Industrial	101	101	101	101	102	1	1%
Commercial/Services	603	604	603	602	602	-1	0%
Office	6	5	5	5	5	-1	-12%
Schools	38	38	38	38	38	0	0%
Roads and Freeways	788	788	788	788	788	0	0%
Agricultural and Extractive ²	900	900	803	590	304	-596	-66%
Parks and Military Use	2,995	2,995	2,995	2,995	2,995	0	0%
Vacant Developable Acres	2,349	2,333	1,747	1,153	236	-2,114	-90%
Low Density Single Family	2,210	2,199	1,639	1,050	160	-2,050	-93%
Single Family	74	71	46	41	14	-61	-81%
Multiple Family	0	0	0	0	0	0	-32%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	1	-1	-39%
Commercial/Services	3	0	0	0	0	-3	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	47	47	47	47	47	0	0%
Future Roads and Freeways	13	13	13	13	13	0	0%
Constrained Acres	72	72	72	72	72	0	0%
Employment Density³	4.3	4.3	4.3	4.4	4.4	0.1	2%
Residential Density⁴	0.5	0.5	0.5	0.5	0.5	0.0	-2%

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).