

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92011



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,362	25,023	26,378	27,357	27,654	4,292	18%
Household Population	23,323	24,982	26,329	27,296	27,588	4,265	18%
Group Quarters Population	39	41	49	61	66	27	69%
Civilian	39	41	49	61	66	27	69%
Military	0	0	0	0	0	0	0%
Total Housing Units	9,723	10,017	10,512	10,689	10,694	971	10%
Single Family	7,436	7,648	7,918	8,059	8,062	626	8%
Multiple Family	1,645	1,727	1,953	1,999	1,999	354	22%
Mobile Homes	642	642	641	631	633	-9	-1%
Occupied Housing Units	8,981	9,492	9,978	10,189	10,222	1,241	14%
Single Family	6,877	7,292	7,581	7,736	7,761	884	13%
Multiple Family	1,525	1,607	1,806	1,869	1,873	348	23%
Mobile Homes	579	593	591	584	588	9	2%
Vacancy Rate	7.6%	5.2%	5.1%	4.7%	4.4%	-3.2	-42%
Single Family	7.5%	4.7%	4.3%	4.0%	3.7%	-3.8	-51%
Multiple Family	7.3%	6.9%	7.5%	6.5%	6.3%	-1.0	-14%
Mobile Homes	9.8%	7.6%	7.8%	7.4%	0.0%	-9.8	-100%
Persons per Household	2.60	2.63	2.64	2.68	2.70	0.10	4%

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	594	533	457	399	351	-243	-41%
\$15,000-\$29,999	1,005	956	848	741	657	-348	-35%
\$30,000-\$44,999	1,033	972	897	815	748	-285	-28%
\$45,000-\$59,999	946	1,005	968	919	860	-86	-9%
\$60,000-\$74,999	839	861	846	812	774	-65	-8%
\$75,000-\$99,999	1,220	1,314	1,344	1,327	1,291	71	6%
\$100,000-\$124,999	919	977	1,031	1,050	1,049	130	14%
\$125,000-\$149,999	796	882	968	997	1,000	204	26%
\$150,000-\$199,999	567	945	1,141	1,237	1,258	691	122%
\$200,000 or more	1,062	1,047	1,478	1,892	2,234	1,172	110%
Total Households	8,981	9,492	9,978	10,189	10,222	1,241	14%
Median Household Income							
Adjusted for inflation (\$1999)	\$76,506	\$82,972	\$93,099	\$101,940	\$110,248	\$33,742	44%

***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.

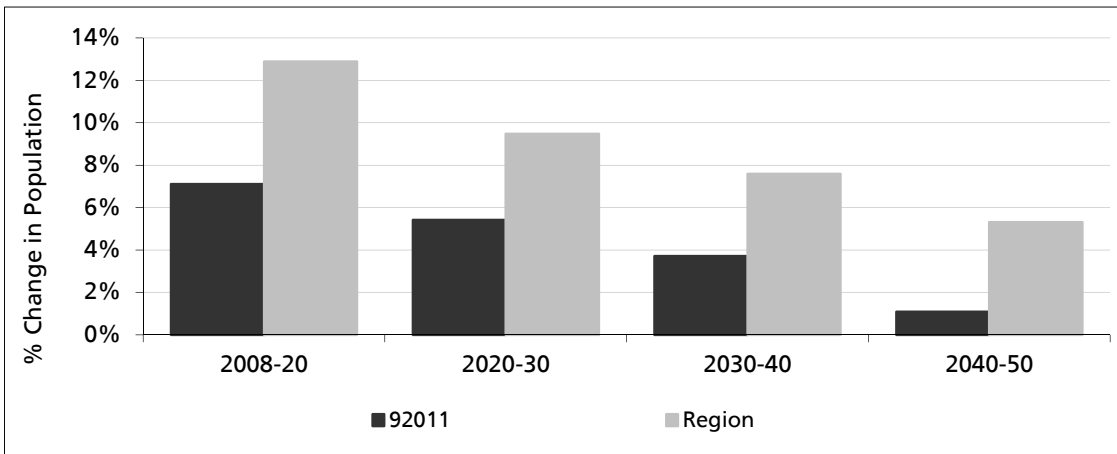
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,362	25,023	26,378	27,357	27,654	4,292	18%
Under 5	1,134	1,114	1,180	1,172	1,156	22	2%
5 to 9	1,795	1,770	1,900	1,947	1,914	119	7%
10 to 14	1,740	1,814	1,783	1,891	1,894	154	9%
15 to 17	956	975	903	967	965	9	1%
18 to 19	545	481	409	418	425	-120	-22%
20 to 24	1,208	1,211	1,276	1,234	1,269	61	5%
25 to 29	742	906	936	938	981	239	32%
30 to 34	915	965	924	1,027	1,009	94	10%
35 to 39	1,566	1,278	1,560	1,594	1,542	-24	-2%
40 to 44	2,032	1,740	1,953	1,895	2,077	45	2%
45 to 49	2,195	1,810	1,553	1,932	2,025	-170	-8%
50 to 54	1,831	1,638	1,405	1,613	1,597	-234	-13%
55 to 59	1,488	1,729	1,427	1,217	1,539	51	3%
60 to 61	604	766	652	517	690	86	14%
62 to 64	706	1,123	959	861	912	206	29%
65 to 69	1,002	1,757	1,851	1,472	1,265	263	26%
70 to 74	875	1,651	2,120	1,856	1,600	725	83%
75 to 79	764	977	1,603	1,830	1,565	801	105%
80 to 84	623	585	1,090	1,448	1,267	644	103%
85 and over	641	733	894	1,528	1,962	1,321	206%
Median Age	42.7	45.7	46.2	46.5	46.5	3.8	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,362	25,023	26,378	27,357	27,654	4,292	18%
Hispanic	2,564	3,037	3,330	3,543	3,627	1,063	41%
Non-Hispanic	20,798	21,986	23,048	23,814	24,027	3,229	16%
White	18,145	19,075	19,934	20,558	20,731	2,586	14%
Black	297	306	300	275	241	-56	-19%
American Indian	54	49	39	34	25	-29	-54%
Asian	1,523	1,754	1,931	2,080	2,163	640	42%
Hawaiian / Pacific Islander	56	58	57	55	54	-2	-4%
Other	70	55	47	44	44	-26	-37%
Two or More Races	653	689	740	768	769	116	18%

GROWTH TRENDS IN TOTAL POPULATION



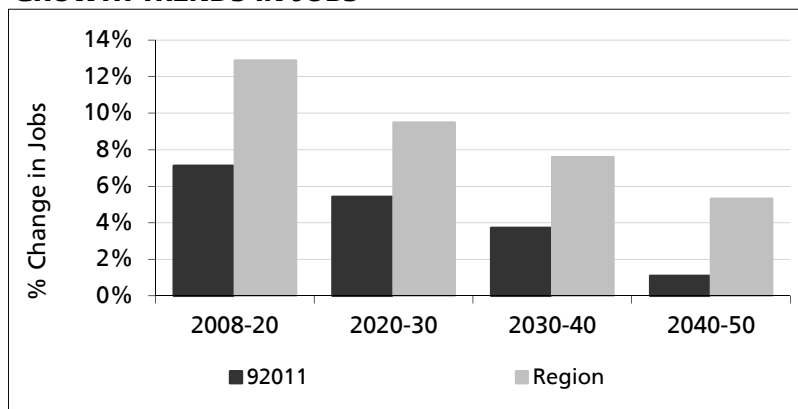
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	13,288	13,620	14,385	14,734	15,409	2,121	16%
Civilian Jobs	13,288	13,620	14,385	14,734	15,409	2,121	16%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	4,574	4,574	4,574	4,574	4,574	0	0%
Developed Acres	4,403	4,447	4,541	4,554	4,569	167	4%
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	1,135	1,179	1,263	1,296	1,296	162	14%
Multiple Family	130	134	141	143	143	13	10%
Mobile Homes	80	80	80	80	80	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	19	23	23	23	--
Industrial	376	383	398	400	414	38	10%
Commercial/Services	492	499	502	504	504	12	2%
Office	48	49	49	49	49	1	2%
Schools	54	54	54	54	54	0	0%
Roads and Freeways	837	837	837	837	837	0	0%
Agricultural and Extractive ²	80	62	28	0	0	-80	-100%
Parks and Military Use	1,170	1,169	1,169	1,169	1,169	-1	0%
Vacant Developable Acres	171	126	32	19	4	-167	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	85	59	8	3	3	-82	-96%
Multiple Family	13	9	2	0	0	-13	-100%
Mixed Use	21	21	4	0	0	-21	-100%
Industrial	45	36	17	14	0	-45	-100%
Commercial/Services	6	2	1	1	1	-5	-83%
Office	1	0	0	0	0	-1	-100%
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	1	1	1	1	1	0	0%
Employment Density³	13.7	13.8	14.2	14.5	14.9	1.2	9%
Residential Density⁴	7.2	7.2	7.0	7.0	7.0	-0.2	-3%

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).