

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92060



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	766	915	1,070	1,238	1,351	585	76%
Household Population	766	915	1,070	1,238	1,351	585	76%
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	344	388	450	501	539	195	57%
Single Family	344	388	450	501	539	195	57%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	286	341	398	448	483	197	69%
Single Family	286	341	398	448	483	197	69%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	16.9%	12.1%	11.6%	10.6%	10.4%	-6.5	-38%
Single Family	16.9%	12.1%	11.6%	10.6%	10.4%	-6.5	-38%
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	2.68	2.68	2.69	2.76	2.80	0.12	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	50	46	45	42	40	-10	-20%
\$15,000-\$29,999	66	69	73	71	70	4	6%
\$30,000-\$44,999	54	62	70	75	77	23	43%
\$45,000-\$59,999	37	47	56	60	65	28	76%
\$60,000-\$74,999	23	38	46	54	57	34	148%
\$75,000-\$99,999	19	37	48	61	70	51	268%
\$100,000-\$124,999	15	17	24	34	39	24	160%
\$125,000-\$149,999	5	11	15	21	27	22	440%
\$150,000-\$199,999	10	10	14	20	25	15	150%
\$200,000 or more	7	4	7	10	13	6	86%
Total Households	286	341	398	448	483	197	69%
Median Household Income							
Adjusted for inflation (\$1999)	\$37,500	\$43,427	\$47,946	\$54,000	\$57,577	\$20,077	54%

***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.

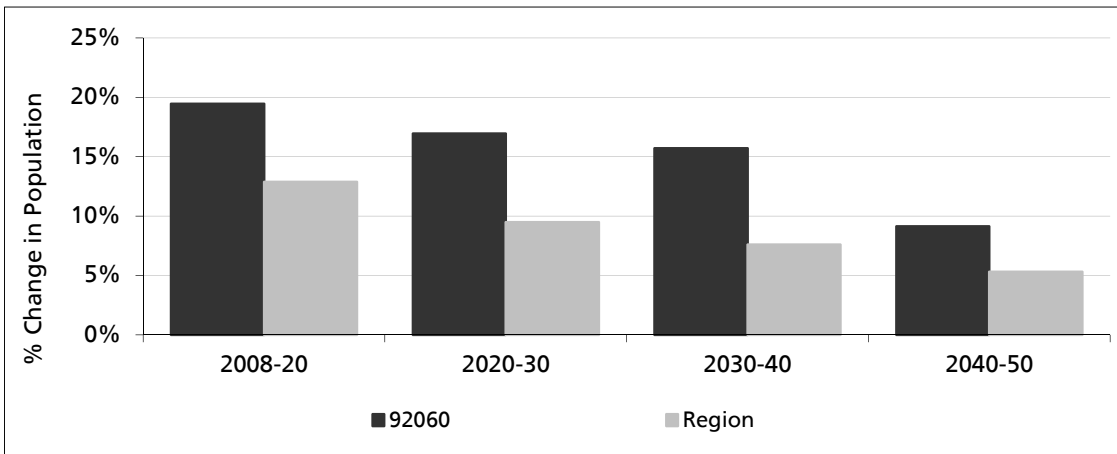
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	766	915	1,070	1,238	1,351	585	76%
Under 5	50	24	29	36	36	-14	-28%
5 to 9	51	50	41	43	54	3	6%
10 to 14	46	50	57	67	69	23	50%
15 to 17	31	37	47	64	58	27	87%
18 to 19	34	19	19	16	21	-13	-38%
20 to 24	84	65	68	73	80	-4	-5%
25 to 29	51	53	58	74	78	27	53%
30 to 34	39	40	40	58	57	18	46%
35 to 39	48	51	68	60	70	22	46%
40 to 44	71	63	76	73	89	18	25%
45 to 49	48	54	69	77	70	22	46%
50 to 54	47	54	51	75	97	50	106%
55 to 59	37	73	82	68	104	67	181%
60 to 61	16	31	25	20	22	6	38%
62 to 64	20	46	43	48	52	32	160%
65 to 69	20	54	65	64	60	40	200%
70 to 74	24	49	87	83	71	47	196%
75 to 79	14	46	67	73	79	65	464%
80 to 84	17	19	40	67	53	36	212%
85 and over	18	37	38	99	131	113	628%
Median Age	34.6	45.5	47.3	48.6	49.5	14.9	43%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	766	915	1,070	1,238	1,351	585	76%
Hispanic	342	343	385	469	524	182	53%
Non-Hispanic	424	572	685	769	827	403	95%
White	290	415	509	579	623	333	115%
Black	29	50	66	81	92	63	217%
American Indian	95	75	46	34	14	-81	-85%
Asian	0	11	34	47	69	69	--
Hawaiian / Pacific Islander	0	1	4	2	4	4	--
Other	0	5	4	4	5	5	--
Two or More Races	10	15	22	22	20	10	100%

GROWTH TRENDS IN TOTAL POPULATION



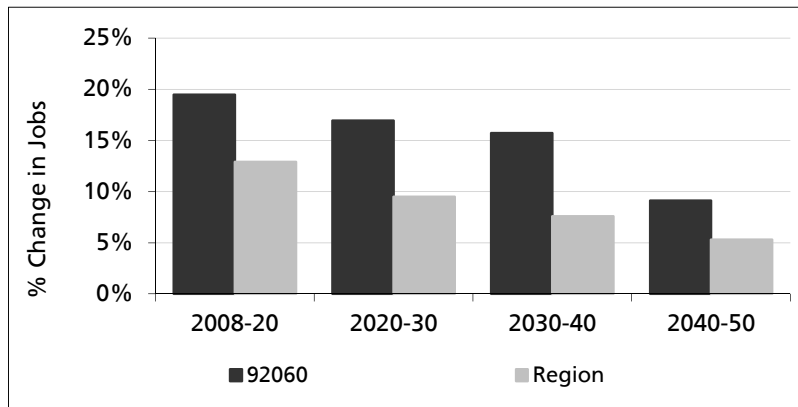
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	574	578	619	668	857	283	49%
Civilian Jobs	574	578	619	668	857	283	49%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	75,296	75,296	75,296	75,296	75,296	0	0%
Developed Acres	17,252	18,577	20,534	21,517	22,775	5,523	32%
Low Density Single Family	1,385	2,710	4,700	6,139	7,385	6,000	433%
Single Family	3	3	3	3	3	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	14	15	17	19	28	13	94%
Commercial/Services	265	265	265	266	269	4	2%
Office	0	0	0	0	0	0	0%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	541	541	541	541	541	0	0%
Agricultural and Extractive ²	2,100	2,100	2,064	1,605	1,605	-494	-24%
Parks and Military Use	12,939	12,939	12,939	12,939	12,939	0	0%
Vacant Developable Acres	6,802	5,476	3,520	2,536	1,278	-5,523	-81%
Low Density Single Family	6,724	5,400	3,445	2,465	1,219	-5,506	-82%
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	57	57	55	53	44	-13	-23%
Commercial/Services	20	20	19	18	15	-4	-23%
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	51,243	51,243	51,243	51,243	51,243	0	0%
Employment Density³	2.0	2.0	2.2	2.3	2.8	0.8	40%
Residential Density⁴	0.2	0.1	0.1	0.1	0.1	-0.2	-71%

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).