

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92026



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,656	56,237	59,862	62,951	64,479	12,823	25%
Household Population	50,991	55,383	58,660	61,353	62,614	11,623	23%
Group Quarters Population	665	854	1,202	1,598	1,865	1,200	180%
Civilian	665	854	1,202	1,598	1,865	1,200	180%
Military	0	0	0	0	0	0	0%
Total Housing Units	18,759	19,900	20,837	21,487	21,697	2,938	16%
Single Family	11,571	12,782	13,693	14,348	14,543	2,972	26%
Multiple Family	5,526	5,575	5,599	5,599	5,599	73	1%
Mobile Homes	1,662	1,543	1,545	1,540	1,555	-107	-6%
Occupied Housing Units	17,842	19,198	20,170	20,785	21,015	3,173	18%
Single Family	10,918	12,283	13,223	13,832	14,041	3,123	29%
Multiple Family	5,362	5,455	5,478	5,485	5,490	128	2%
Mobile Homes	1,562	1,460	1,469	1,468	1,484	-78	-5%
Vacancy Rate	4.9%	3.5%	3.2%	3.3%	3.1%	-1.8	-37%
Single Family	5.6%	3.9%	3.4%	3.6%	3.5%	-2.1	-38%
Multiple Family	3.0%	2.2%	2.2%	2.0%	1.9%	-1.1	-37%
Mobile Homes	6.0%	5.4%	4.9%	4.7%	0.0%	-6.0	-100%
Persons per Household	2.86	2.88	2.91	2.95	2.98	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	1,873	1,528	1,265	1,053	908	-965	-52%
\$15,000-\$29,999	2,838	2,448	2,181	1,930	1,735	-1,103	-39%
\$30,000-\$44,999	2,949	2,899	2,749	2,546	2,377	-572	-19%
\$45,000-\$59,999	2,861	2,818	2,798	2,726	2,645	-216	-8%
\$60,000-\$74,999	2,243	2,478	2,508	2,512	2,490	247	11%
\$75,000-\$99,999	2,449	2,899	3,106	3,221	3,229	780	32%
\$100,000-\$124,999	1,286	1,836	2,199	2,407	2,490	1,204	94%
\$125,000-\$149,999	604	1,077	1,447	1,743	1,907	1,303	216%
\$150,000-\$199,999	490	931	1,413	1,850	2,170	1,680	343%
\$200,000 or more	249	284	504	797	1,064	815	327%
Total Households	17,842	19,198	20,170	20,785	21,015	3,173	18%
Median Household Income							
Adjusted for inflation (\$1999)	\$51,611	\$59,500	\$66,531	\$72,764	\$77,729	\$26,118	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.

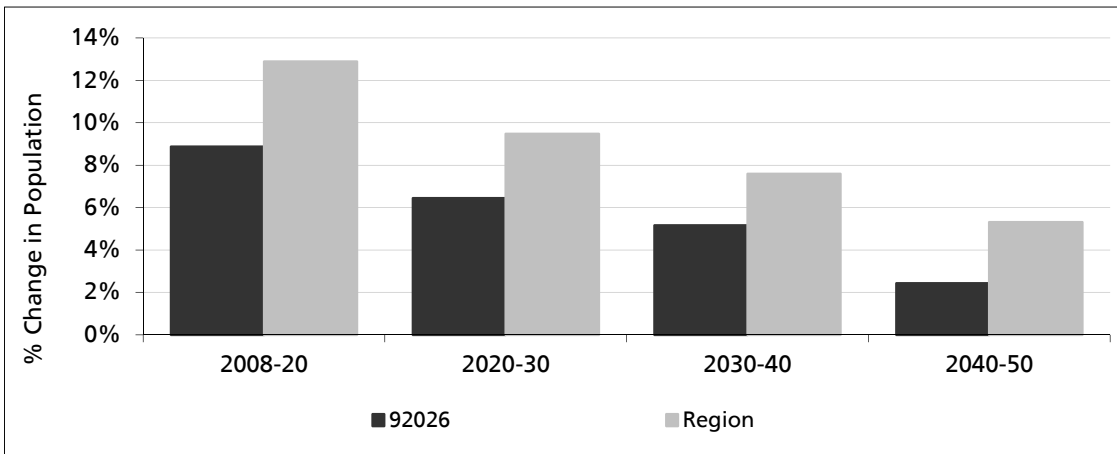
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,656	56,237	59,862	62,951	64,479	12,823	25%
Under 5	4,029	4,056	4,236	4,426	4,356	327	8%
5 to 9	3,612	4,229	4,406	4,640	4,691	1,079	30%
10 to 14	3,938	4,573	4,602	4,835	4,922	984	25%
15 to 17	2,556	2,577	2,693	2,764	2,819	263	10%
18 to 19	1,514	1,366	1,505	1,457	1,525	11	1%
20 to 24	3,607	3,334	4,139	4,035	4,176	569	16%
25 to 29	3,515	4,188	4,295	4,445	4,588	1,073	31%
30 to 34	3,519	3,717	3,546	4,279	4,239	720	20%
35 to 39	3,692	3,273	3,895	4,046	4,236	544	15%
40 to 44	3,388	3,370	3,556	3,325	4,050	662	20%
45 to 49	3,522	3,188	2,856	3,438	3,505	-17	0%
50 to 54	3,061	3,027	2,845	3,057	2,830	-231	-8%
55 to 59	2,535	3,090	2,775	2,465	2,941	406	16%
60 to 61	938	1,219	1,024	837	1,016	78	8%
62 to 64	1,146	1,803	1,592	1,499	1,476	330	29%
65 to 69	1,799	2,795	3,190	2,937	2,573	774	43%
70 to 74	1,410	2,271	2,886	2,648	2,395	985	70%
75 to 79	1,162	1,386	2,074	2,332	1,990	828	71%
80 to 84	1,161	1,022	1,741	2,301	2,069	908	78%
85 and over	1,552	1,753	2,006	3,185	4,082	2,530	163%
Median Age	34.3	35.1	35.7	35.7	36.1	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,656	56,237	59,862	62,951	64,479	12,823	25%
Hispanic	18,180	23,537	27,593	31,729	35,015	16,835	93%
Non-Hispanic	33,476	32,700	32,269	31,222	29,464	-4,012	-12%
White	27,940	26,337	24,907	23,077	20,625	-7,315	-26%
Black	1,185	1,575	1,971	2,286	2,582	1,397	118%
American Indian	354	257	224	177	154	-200	-56%
Asian	2,484	2,935	3,346	3,696	4,002	1,518	61%
Hawaiian / Pacific Islander	92	135	177	210	240	148	161%
Other	97	125	129	144	159	62	64%
Two or More Races	1,324	1,336	1,515	1,632	1,702	378	29%

GROWTH TRENDS IN TOTAL POPULATION



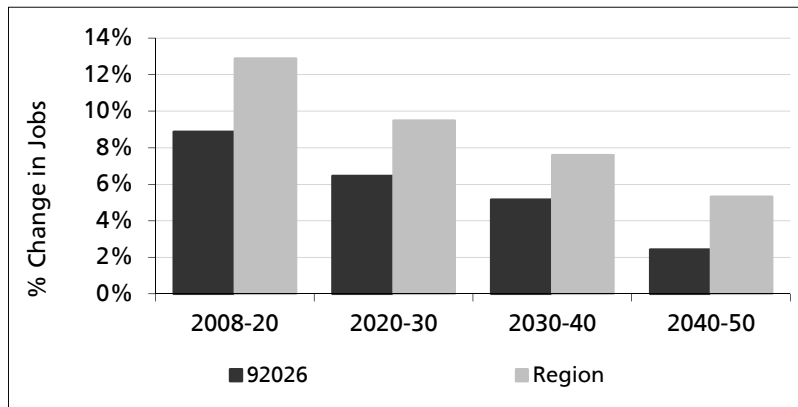
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,703	8,421	10,515	11,592	12,280	4,577	59%
Civilian Jobs	7,703	8,421	10,515	11,592	12,280	4,577	59%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	24,520	24,520	24,520	24,520	24,520	0	0%
Developed Acres	17,214	19,575	21,127	23,068	23,773	6,559	38%
Low Density Single Family	4,927	7,223	9,352	11,819	13,333	8,405	171%
Single Family	2,341	2,574	2,702	2,733	2,734	393	17%
Multiple Family	314	317	319	319	319	5	2%
Mobile Homes	324	324	324	324	324	0	0%
Other Residential	17	17	17	17	17	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	89	89	108	132	133	44	49%
Commercial/Services	752	809	862	907	943	191	25%
Office	3	4	15	15	15	12	379%
Schools	168	168	168	168	168	0	0%
Roads and Freeways	1,709	1,709	1,709	1,709	1,709	0	0%
Agricultural and Extractive ²	3,712	3,274	2,483	1,858	1,011	-2,701	-73%
Parks and Military Use	2,860	3,068	3,068	3,068	3,068	208	7%
Vacant Developable Acres	7,192	4,831	3,279	1,338	634	-6,559	-91%
Low Density Single Family	6,417	4,435	3,086	1,239	572	-5,845	-91%
Single Family	311	200	72	46	44	-266	-86%
Multiple Family	3	2	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	46	45	24	1	0	-46	-100%
Commercial/Services	181	124	83	39	3	-178	-98%
Office	12	11	0	0	0	-12	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	208	0	0	0	0	-208	-100%
Future Roads and Freeways	14	14	14	14	14	0	0%
Constrained Acres	114	114	114	114	114	0	0%
Employment Density³	7.6	7.9	9.1	9.5	9.8	2.1	28%
Residential Density⁴	2.4	1.9	1.6	1.4	1.3	-1.1	-45%

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).