

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92130



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,000	61,592	62,603	65,305	69,677	21,677	45%
Household Population	47,785	61,361	62,341	65,007	69,355	21,570	45%
Group Quarters Population	215	231	262	298	322	107	50%
Civilian	215	231	262	298	322	107	50%
Military	0	0	0	0	0	0	0%
Total Housing Units	18,318	23,379	23,486	24,106	25,449	7,131	39%
Single Family	10,903	13,767	13,874	14,001	14,763	3,860	35%
Multiple Family	7,415	9,612	9,612	10,105	10,686	3,271	44%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	17,304	22,351	22,561	23,199	24,538	7,234	42%
Single Family	10,319	13,201	13,370	13,512	14,273	3,954	38%
Multiple Family	6,985	9,150	9,191	9,687	10,265	3,280	47%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.5%	4.4%	3.9%	3.8%	3.6%	-1.9	-35%
Single Family	5.4%	4.1%	3.6%	3.5%	3.3%	-2.1	-39%
Multiple Family	5.8%	4.8%	4.4%	4.1%	3.9%	-1.9	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.76	2.75	2.76	2.80	2.83	0.07	3%

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	1,020	1,517	1,251	1,153	1,132	112	11%
\$15,000-\$29,999	944	1,788	1,540	1,436	1,420	476	50%
\$30,000-\$44,999	1,356	1,972	1,774	1,687	1,692	336	25%
\$45,000-\$59,999	1,288	1,947	1,820	1,766	1,795	507	39%
\$60,000-\$74,999	1,475	1,838	1,763	1,741	1,794	319	22%
\$75,000-\$99,999	2,543	2,699	2,678	2,700	2,814	271	11%
\$100,000-\$124,999	1,919	2,247	2,298	2,365	2,496	577	30%
\$125,000-\$149,999	1,486	1,808	1,897	1,987	2,121	635	43%
\$150,000-\$199,999	1,929	2,550	2,774	2,967	3,213	1,284	67%
\$200,000 or more	3,344	3,985	4,766	5,397	6,061	2,717	81%
Total Households	17,304	22,351	22,561	23,199	24,538	7,234	42%
Median Household Income							
Adjusted for inflation (\$1999)	\$100,339	\$94,577	\$104,945	\$111,802	\$116,246	\$15,907	16%

***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.

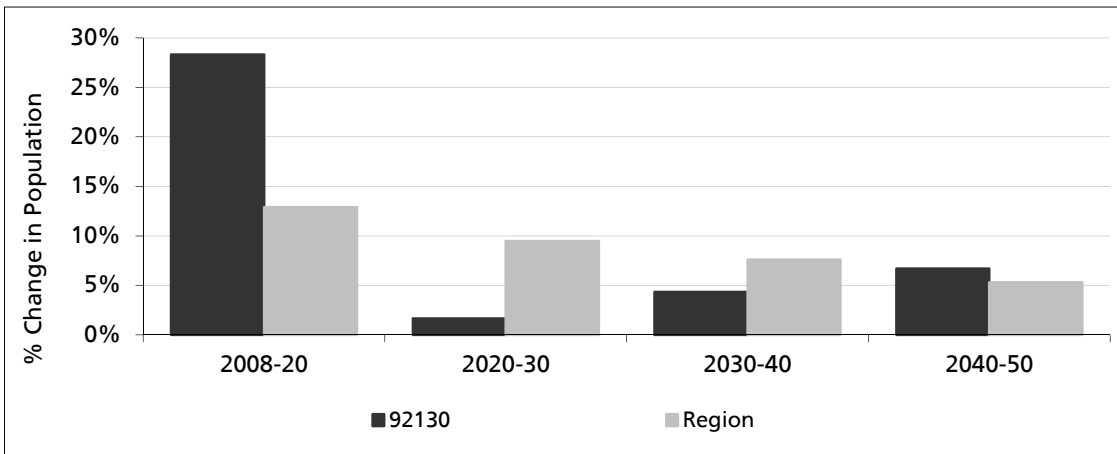
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,000	61,592	62,603	65,305	69,677	21,677	45%
Under 5	3,407	3,993	4,173	4,356	4,467	1,060	31%
5 to 9	3,518	4,294	4,551	4,789	4,989	1,471	42%
10 to 14	4,123	5,525	5,373	5,775	6,104	1,981	48%
15 to 17	2,541	3,090	3,004	3,212	3,435	894	35%
18 to 19	1,489	1,676	1,537	1,578	1,653	164	11%
20 to 24	3,440	4,223	4,649	4,591	4,980	1,540	45%
25 to 29	1,905	3,022	3,129	3,162	3,461	1,556	82%
30 to 34	2,079	2,818	2,613	3,041	3,093	1,014	49%
35 to 39	3,193	3,195	3,577	3,870	3,910	717	22%
40 to 44	4,212	4,202	4,635	4,609	5,295	1,083	26%
45 to 49	4,724	4,821	4,159	5,127	5,637	913	19%
50 to 54	4,289	4,744	4,237	4,880	5,012	723	17%
55 to 59	3,328	4,748	4,017	3,581	4,515	1,187	36%
60 to 61	1,082	1,658	1,451	1,237	1,630	548	51%
62 to 64	1,226	2,456	2,230	2,036	2,246	1,020	83%
65 to 69	1,381	3,218	3,657	3,156	2,970	1,589	115%
70 to 74	818	1,943	2,592	2,375	2,297	1,479	181%
75 to 79	489	850	1,395	1,573	1,398	909	186%
80 to 84	400	531	932	1,208	1,144	744	186%
85 and over	356	585	692	1,149	1,441	1,085	305%
Median Age	37.3	38.4	38.2	37.8	38.4	1.1	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,000	61,592	62,603	65,305	69,677	21,677	45%
Hispanic	3,609	5,904	6,539	7,614	8,959	5,350	148%
Non-Hispanic	44,391	55,688	56,064	57,691	60,718	16,327	37%
White	33,033	38,567	37,809	36,631	35,857	2,824	9%
Black	434	615	629	666	741	307	71%
American Indian	85	362	510	576	636	551	648%
Asian	9,116	13,145	13,507	15,343	17,992	8,876	97%
Hawaiian / Pacific Islander	136	418	562	710	858	722	531%
Other	122	324	374	445	529	407	334%
Two or More Races	1,465	2,257	2,673	3,320	4,105	2,640	180%

GROWTH TRENDS IN TOTAL POPULATION



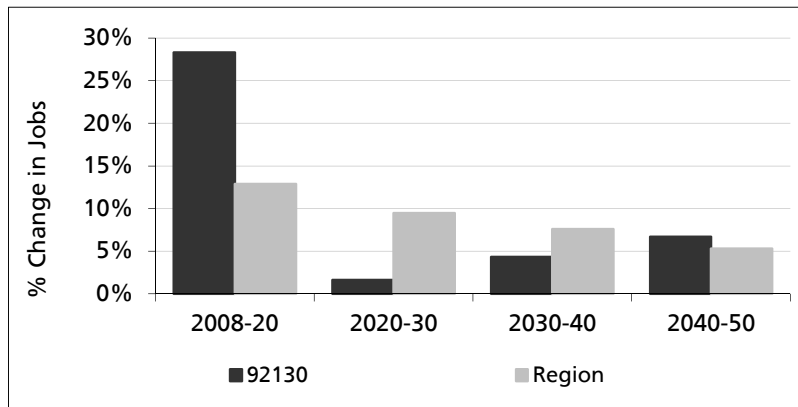
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	19,316	20,886	22,979	24,553	25,588	6,272	32%
Civilian Jobs	19,316	20,886	22,979	24,553	25,588	6,272	32%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	11,988	11,988	11,988	11,988	11,988	0	0%
Developed Acres	10,974	11,840	11,929	11,960	11,985	1,011	9%
Low Density Single Family	170	344	347	347	345	175	103%
Single Family	2,090	2,827	2,885	2,885	2,885	795	38%
Multiple Family	385	481	481	481	482	98	25%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	38	38	42	46	46	--
Industrial	74	75	82	85	87	14	19%
Commercial/Services	684	693	699	702	704	20	3%
Office	184	194	210	217	221	38	20%
Schools	268	276	290	299	307	39	14%
Roads and Freeways	1,452	1,452	1,452	1,452	1,452	0	0%
Agricultural and Extractive ²	258	28	16	7	7	-251	-97%
Parks and Military Use	5,405	5,426	5,426	5,438	5,443	38	1%
Vacant Developable Acres	1,013	148	59	28	3	-1,011	-100%
Low Density Single Family	134	0	0	0	0	-134	-100%
Single Family	661	59	1	1	1	-660	-100%
Multiple Family	61	0	0	0	0	-61	-100%
Mixed Use	28	0	0	0	0	-28	-100%
Industrial	10	10	5	2	0	-10	-100%
Commercial/Services	18	11	5	2	0	-18	-100%
Office	46	35	20	8	0	-46	-100%
Schools	26	23	17	8	0	-26	-100%
Parks and Other	28	9	9	5	0	-28	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	16.0	16.6	17.7	18.5	19.1	3.1	19%
Residential Density⁴	6.9	6.4	6.3	6.4	6.8	-0.1	-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).