

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92058



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	25,938	27,236	29,655	30,473	30,823	4,885	19%
Household Population	25,689	26,930	29,216	29,849	30,085	4,396	17%
Group Quarters Population	249	306	439	624	738	489	196%
Civilian	249	306	439	624	738	489	196%
Military	0	0	0	0	0	0	0%
Total Housing Units	8,456	8,722	9,317	9,332	9,345	889	11%
Single Family	3,731	3,731	4,060	4,075	4,071	340	9%
Multiple Family	3,566	3,832	4,093	4,093	4,093	527	15%
Mobile Homes	1,159	1,159	1,164	1,164	1,181	22	2%
Occupied Housing Units	8,009	8,339	8,961	8,993	9,018	1,009	13%
Single Family	3,587	3,594	3,933	3,952	3,952	365	10%
Multiple Family	3,339	3,636	3,911	3,922	3,927	588	18%
Mobile Homes	1,083	1,109	1,117	1,119	1,139	56	5%
Vacancy Rate	5.3%	4.4%	3.8%	3.6%	3.5%	-1.8	-34%
Single Family	3.9%	3.7%	3.1%	3.0%	2.9%	-1.0	-26%
Multiple Family	6.4%	5.1%	4.4%	4.2%	4.1%	-2.3	-36%
Mobile Homes	6.6%	4.3%	4.0%	3.9%	0.0%	-6.6	-100%
Persons per Household	3.21	3.23	3.26	3.32	3.34	0.13	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	955	771	593	457	377	-578	-61%
\$15,000-\$29,999	1,553	1,310	1,083	885	760	-793	-51%
\$30,000-\$44,999	1,647	1,589	1,415	1,226	1,090	-557	-34%
\$45,000-\$59,999	1,363	1,351	1,314	1,223	1,144	-219	-16%
\$60,000-\$74,999	993	1,064	1,118	1,091	1,061	68	7%
\$75,000-\$99,999	874	1,105	1,332	1,378	1,382	508	58%
\$100,000-\$124,999	325	556	888	1,025	1,096	771	237%
\$125,000-\$149,999	165	317	571	770	922	757	459%
\$150,000-\$199,999	83	200	374	534	658	575	693%
\$200,000 or more	51	76	273	404	528	477	935%
Total Households	8,009	8,339	8,961	8,993	9,018	1,009	13%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,629	\$50,546	\$61,013	\$69,700	\$76,393	\$32,764	75%

***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.

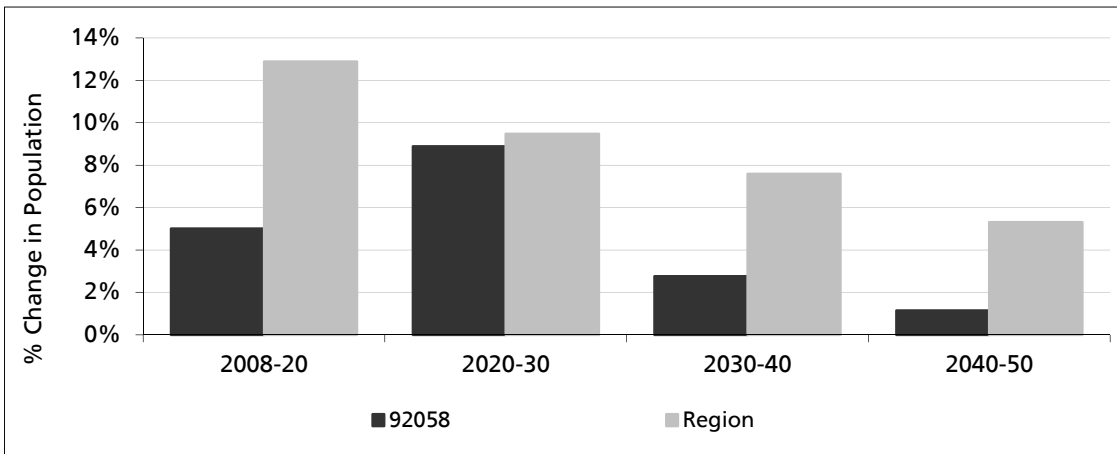
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	25,938	27,236	29,655	30,473	30,823	4,885	19%
Under 5	2,604	2,399	2,381	2,296	2,174	-430	-17%
5 to 9	2,500	2,656	2,637	2,640	2,554	54	2%
10 to 14	1,723	1,894	1,897	1,882	1,893	170	10%
15 to 17	1,156	1,131	1,201	1,150	1,163	7	1%
18 to 19	749	679	726	716	721	-28	-4%
20 to 24	1,702	1,555	1,926	1,847	1,839	137	8%
25 to 29	1,859	2,040	2,074	2,094	2,069	210	11%
30 to 34	2,018	1,994	1,866	2,142	2,058	40	2%
35 to 39	1,868	1,598	1,893	1,841	1,871	3	0%
40 to 44	1,828	1,715	1,861	1,745	1,968	140	8%
45 to 49	1,809	1,717	1,617	1,837	1,841	32	2%
50 to 54	1,578	1,643	1,711	1,764	1,654	76	5%
55 to 59	1,198	1,640	1,745	1,629	1,874	676	56%
60 to 61	387	549	609	595	659	272	70%
62 to 64	426	695	735	760	767	341	80%
65 to 69	563	974	1,284	1,309	1,221	658	117%
70 to 74	521	851	1,205	1,229	1,281	760	146%
75 to 79	479	561	940	1,125	1,104	625	130%
80 to 84	473	444	739	944	924	451	95%
85 and over	497	501	608	928	1,188	691	139%
Median Age	31.7	33.2	35.3	36.3	37.5	5.8	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	25,938	27,236	29,655	30,473	30,823	4,885	19%
Hispanic	11,162	13,449	15,723	17,218	18,394	7,232	65%
Non-Hispanic	14,776	13,787	13,932	13,255	12,429	-2,347	-16%
White	9,430	8,395	8,234	7,608	6,912	-2,518	-27%
Black	2,060	1,926	1,783	1,502	1,196	-864	-42%
American Indian	108	113	122	104	105	-3	-3%
Asian	1,628	1,801	2,105	2,291	2,433	805	49%
Hawaiian / Pacific Islander	398	341	314	274	251	-147	-37%
Other	69	88	103	121	124	55	80%
Two or More Races	1,083	1,123	1,271	1,355	1,408	325	30%

GROWTH TRENDS IN TOTAL POPULATION



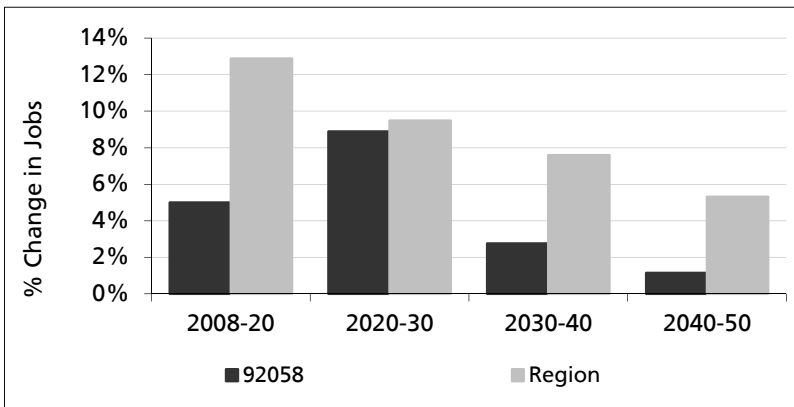
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,936	4,317	4,324	5,239	7,741	3,805	97%
Civilian Jobs	3,936	4,317	4,324	5,239	7,741	3,805	97%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,750	3,750	3,750	3,750	3,750	0	0%
Developed Acres	3,327	3,349	3,420	3,450	3,516	189	6%
Low Density Single Family	8	8	8	8	8	0	0%
Single Family	637	637	727	730	730	93	15%
Multiple Family	203	214	224	224	224	21	10%
Mobile Homes	156	156	156	156	156	0	0%
Other Residential	20	20	20	20	20	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	257	268	268	268	285	27	11%
Commercial/Services	217	218	218	250	295	78	36%
Office	0	0	0	0	6	6	--
Schools	59	59	59	59	59	0	0%
Roads and Freeways	519	519	519	519	519	0	0%
Agricultural and Extractive ²	207	207	176	171	171	-36	-17%
Parks and Military Use	1,044	1,044	1,044	1,044	1,044	0	0%
Vacant Developable Acres	236	213	143	113	47	-189	-80%
Low Density Single Family	4	4	4	4	4	0	0%
Single Family	65	65	5	2	2	-63	-97%
Multiple Family	21	11	0	0	0	-21	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	50	39	39	39	23	-27	-54%
Commercial/Services	88	86	86	60	16	-72	-82%
Office	9	9	9	9	3	-6	-65%
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	188	188	188	188	188	0	0%
Employment Density³	7.4	7.9	7.9	9.1	12.0	4.6	63%
Residential Density⁴	8.3	8.4	8.2	8.2	8.2	0.0	-1%

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).