

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92036



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,964	4,383	4,867	5,153	5,379	1,415	36%
Household Population	3,794	4,199	4,650	4,900	5,100	1,306	34%
Group Quarters Population	170	184	217	253	279	109	64%
Civilian	170	184	217	253	279	109	64%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,084	2,204	2,373	2,437	2,492	408	20%
Single Family	1,984	2,099	2,268	2,332	2,387	403	20%
Multiple Family	81	86	86	86	86	5	6%
Mobile Homes	19	19	19	19	19	0	0%
Occupied Housing Units	1,559	1,683	1,851	1,916	1,972	413	26%
Single Family	1,461	1,584	1,753	1,820	1,874	413	28%
Multiple Family	81	83	85	86	86	5	6%
Mobile Homes	17	16	13	10	12	-5	-29%
Vacancy Rate	25.2%	23.6%	22.0%	21.4%	20.9%	-4.3	-17%
Single Family	26.4%	24.5%	22.7%	22.0%	21.5%	-4.9	-19%
Multiple Family	0.0%	3.5%	1.2%	0.0%	0.0%	0.0	0%
Mobile Homes	10.5%	15.8%	31.6%	47.4%	0.0%	-10.5	-100%
Persons per Household	2.43	2.49	2.51	2.56	2.59	0.16	7%

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	64	43	38	36	36	-28	-44%
\$15,000-\$29,999	213	143	137	132	132	-81	-38%
\$30,000-\$44,999	202	233	242	238	238	36	18%
\$45,000-\$59,999	353	310	335	339	339	-14	-4%
\$60,000-\$74,999	352	295	325	336	341	-11	-3%
\$75,000-\$99,999	199	366	415	439	458	259	130%
\$100,000-\$124,999	58	185	221	239	255	197	340%
\$125,000-\$149,999	51	74	93	103	115	64	125%
\$150,000-\$199,999	15	32	42	48	53	38	253%
\$200,000 or more	52	2	3	6	5	-47	-90%
Total Households	1,559	1,683	1,851	1,916	1,972	413	26%
Median Household Income							
Adjusted for inflation (\$1999)	\$57,769	\$65,720	\$68,008	\$69,509	\$70,601	\$12,832	22%

***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.

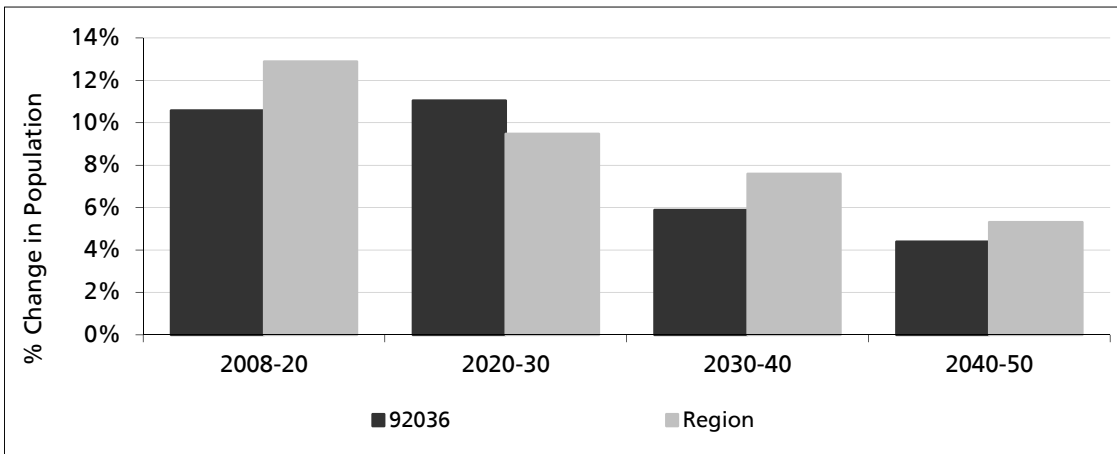
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,964	4,383	4,867	5,153	5,379	1,415	36%
Under 5	109	80	69	66	76	-33	-30%
5 to 9	108	130	136	131	122	14	13%
10 to 14	197	195	181	177	190	-7	-4%
15 to 17	147	133	142	143	146	-1	-1%
18 to 19	121	97	102	104	92	-29	-24%
20 to 24	332	318	348	348	380	48	14%
25 to 29	241	266	274	270	283	42	17%
30 to 34	139	164	147	149	142	3	2%
35 to 39	136	145	182	178	175	39	29%
40 to 44	173	153	185	176	198	25	14%
45 to 49	219	187	154	218	230	11	5%
50 to 54	321	327	278	352	351	30	9%
55 to 59	364	388	355	267	373	9	2%
60 to 61	131	127	124	111	154	23	18%
62 to 64	144	197	189	189	197	53	37%
65 to 69	244	426	498	446	393	149	61%
70 to 74	270	428	570	518	497	227	84%
75 to 79	224	266	419	506	452	228	102%
80 to 84	154	129	242	349	335	181	118%
85 and over	190	227	272	455	593	403	212%
Median Age	50.9	54.9	58.3	60.0	59.1	8.2	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,964	4,383	4,867	5,153	5,379	1,415	36%
Hispanic	745	1,090	1,250	1,371	1,467	722	97%
Non-Hispanic	3,219	3,293	3,617	3,782	3,912	693	22%
White	2,821	2,916	3,196	3,317	3,406	585	21%
Black	209	209	248	273	286	77	37%
American Indian	61	37	17	9	8	-53	-87%
Asian	14	19	29	38	47	33	236%
Hawaiian / Pacific Islander	20	15	13	14	18	-2	-10%
Other	4	1	3	7	4	0	0%
Two or More Races	90	96	111	124	143	53	59%

GROWTH TRENDS IN TOTAL POPULATION



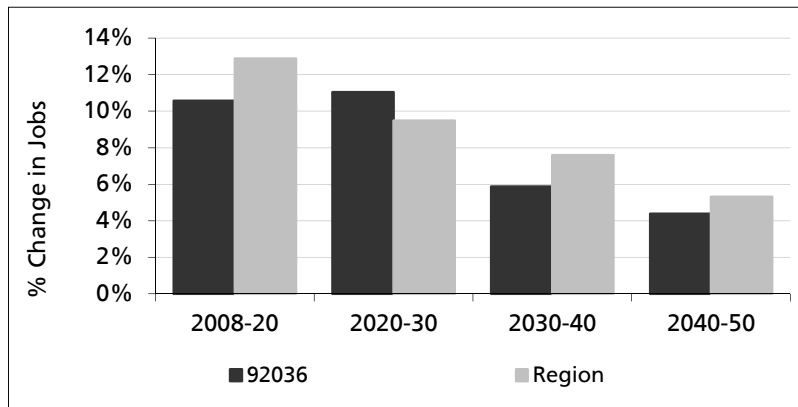
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	875	902	983	1,134	1,203	328	37%
Civilian Jobs	875	902	983	1,134	1,203	328	37%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	237,883	237,883	237,883	237,883	237,883	0	0%
Developed Acres	185,963	188,962	192,760	193,936	195,732	9,770	5%
Low Density Single Family	6,112	9,189	13,125	14,591	16,396	10,284	168%
Single Family	363	366	368	371	374	11	3%
Multiple Family	0	1	1	1	1	1	462%
Mobile Homes	51	51	51	51	51	0	0%
Other Residential	132	132	132	132	132	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	141	142	157	162	166	24	17%
Commercial/Services	1,735	1,736	1,739	1,747	1,748	14	1%
Office	0	0	0	0	0	0	0%
Schools	30	30	30	31	31	1	5%
Roads and Freeways	1,112	1,112	1,112	1,112	1,112	0	0%
Agricultural and Extractive ²	1,995	1,912	1,754	1,448	1,430	-565	-28%
Parks and Military Use	174,292	174,292	174,292	174,292	174,292	0	0%
Vacant Developable Acres	21,088	18,089	14,291	13,115	11,319	-9,770	-46%
Low Density Single Family	20,811	17,818	14,040	12,874	11,082	-9,729	-47%
Single Family	234	230	228	224	221	-13	-5%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	21	20	5	0	0	-21	-100%
Commercial/Services	22	21	18	16	16	-6	-28%
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	30,832	30,832	30,832	30,832	30,832	0	0%
Employment Density³	0.5	0.5	0.5	0.6	0.6	0.2	35%
Residential Density⁴	0.3	0.2	0.2	0.2	0.1	-0.2	-53%

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).