

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92027



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,991	55,386	60,534	64,327	66,409	14,418	28%
Household Population	51,365	54,548	59,313	62,638	64,364	12,999	25%
Group Quarters Population	626	838	1,221	1,689	2,045	1,419	227%
Civilian	626	838	1,221	1,689	2,045	1,419	227%
Military	0	0	0	0	0	0	0%
Total Housing Units	16,721	17,580	19,031	19,857	20,236	3,515	21%
Single Family	10,647	11,508	12,823	13,633	13,991	3,344	31%
Multiple Family	4,437	4,437	4,654	4,702	4,702	265	6%
Mobile Homes	1,637	1,635	1,554	1,522	1,543	-94	-6%
Occupied Housing Units	16,042	17,070	18,551	19,365	19,745	3,703	23%
Single Family	10,197	11,163	12,500	13,296	13,651	3,454	34%
Multiple Family	4,276	4,327	4,547	4,596	4,601	325	8%
Mobile Homes	1,569	1,580	1,504	1,473	1,493	-76	-5%
Vacancy Rate	4.1%	2.9%	2.5%	2.5%	2.4%	-1.7	-41%
Single Family	4.2%	3.0%	2.5%	2.5%	2.4%	-1.8	-43%
Multiple Family	3.6%	2.5%	2.3%	2.3%	2.1%	-1.5	-42%
Mobile Homes	4.2%	3.4%	3.2%	3.2%	0.0%	-4.2	-100%
Persons per Household	3.20	3.20	3.20	3.23	3.26	0.06	2%

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	1,524	1,293	1,093	943	844	-680	-45%
\$15,000-\$29,999	2,994	2,703	2,450	2,216	2,033	-961	-32%
\$30,000-\$44,999	2,787	2,857	2,775	2,629	2,509	-278	-10%
\$45,000-\$59,999	2,419	2,468	2,520	2,507	2,467	48	2%
\$60,000-\$74,999	1,893	2,085	2,245	2,314	2,342	449	24%
\$75,000-\$99,999	1,959	2,291	2,646	2,887	2,974	1,015	52%
\$100,000-\$124,999	1,164	1,395	1,718	1,868	1,953	789	68%
\$125,000-\$149,999	554	904	1,229	1,410	1,505	951	172%
\$150,000-\$199,999	471	729	1,186	1,581	1,853	1,382	293%
\$200,000 or more	277	345	689	1,010	1,265	988	357%
Total Households	16,042	17,070	18,551	19,365	19,745	3,703	23%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,440	\$55,223	\$62,923	\$68,994	\$72,934	\$23,494	48%

***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.

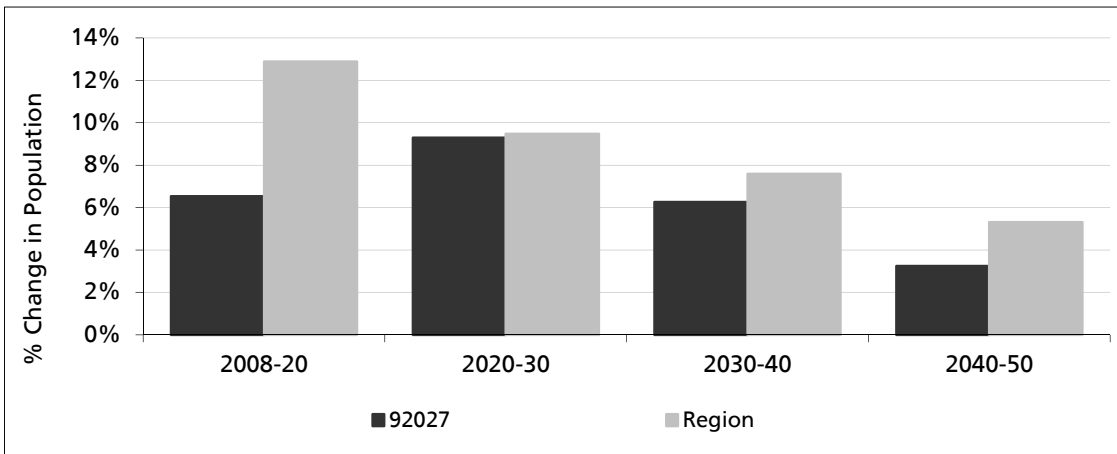
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,991	55,386	60,534	64,327	66,409	14,418	28%
Under 5	4,465	4,475	4,912	5,238	5,135	670	15%
5 to 9	3,611	4,116	4,348	4,588	4,648	1,037	29%
10 to 14	4,036	4,650	4,748	4,992	5,172	1,136	28%
15 to 17	2,755	2,695	2,826	2,895	3,009	254	9%
18 to 19	1,721	1,545	1,715	1,731	1,851	130	8%
20 to 24	3,892	3,716	4,579	4,709	4,816	924	24%
25 to 29	4,034	4,579	4,823	5,226	5,212	1,178	29%
30 to 34	3,701	3,846	3,656	4,707	4,632	931	25%
35 to 39	3,646	3,262	3,959	4,070	4,403	757	21%
40 to 44	3,756	3,558	3,965	3,668	4,523	767	20%
45 to 49	3,735	3,511	3,385	3,988	4,017	282	8%
50 to 54	3,267	3,160	3,258	3,443	3,251	-16	0%
55 to 59	2,455	3,007	2,907	2,712	3,147	692	28%
60 to 61	892	1,125	1,146	1,134	1,238	346	39%
62 to 64	1,048	1,554	1,614	1,672	1,707	659	63%
65 to 69	1,421	2,351	2,824	2,631	2,472	1,051	74%
70 to 74	1,054	1,735	2,263	2,152	2,043	989	94%
75 to 79	942	1,055	1,677	1,931	1,799	857	91%
80 to 84	755	627	1,014	1,355	1,380	625	83%
85 and over	805	819	915	1,485	1,954	1,149	143%
Median Age	32.0	32.5	33.2	33.0	33.6	1.6	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,991	55,386	60,534	64,327	66,409	14,418	28%
Hispanic	22,060	27,755	33,945	40,110	45,029	22,969	104%
Non-Hispanic	29,931	27,631	26,589	24,217	21,380	-8,551	-29%
White	24,957	21,941	19,960	16,829	13,290	-11,667	-47%
Black	972	1,242	1,572	1,853	2,177	1,205	124%
American Indian	321	284	228	198	190	-131	-41%
Asian	2,114	2,452	2,861	3,163	3,386	1,272	60%
Hawaiian / Pacific Islander	152	218	257	290	315	163	107%
Other	112	113	140	151	164	52	46%
Two or More Races	1,303	1,381	1,571	1,733	1,858	555	43%

GROWTH TRENDS IN TOTAL POPULATION



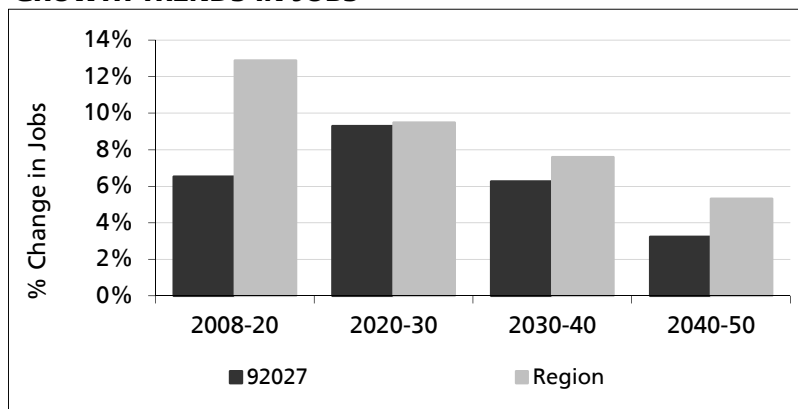
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	9,215	9,229	9,433	9,723	10,274	1,059	11%
Civilian Jobs	9,215	9,229	9,433	9,723	10,274	1,059	11%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	56,389	56,389	56,389	56,389	56,389	0	0%
Developed Acres	30,036	33,051	36,471	42,884	52,334	22,299	74%
Low Density Single Family	2,194	5,267	9,458	18,649	30,505	28,311	1290%
Single Family	2,399	2,508	2,616	2,657	2,659	260	11%
Multiple Family	201	201	213	216	216	15	7%
Mobile Homes	309	309	302	300	300	-10	-3%
Other Residential	8	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	54	52	49	49	53	-1	-2%
Commercial/Services	1,253	1,253	1,253	1,258	1,324	71	6%
Office	5	5	5	5	6	1	16%
Schools	197	197	200	201	202	4	2%
Roads and Freeways	1,105	1,105	1,105	1,105	1,105	0	0%
Agricultural and Extractive ²	9,925	9,634	8,725	5,890	3,337	-6,588	-66%
Parks and Military Use	12,384	12,512	12,536	12,546	12,621	236	2%
Vacant Developable Acres	23,421	20,406	16,986	10,573	1,123	-22,299	-95%
Low Density Single Family	22,885	20,086	16,789	10,401	1,094	-21,791	-95%
Single Family	224	134	39	20	19	-205	-92%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	5	5	5	1	-4	-87%
Commercial/Services	73	73	72	68	2	-71	-98%
Office	1	1	1	1	0	-1	-93%
Schools	4	4	2	1	0	-4	-100%
Parks and Other	229	102	78	78	7	-222	-97%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	2,932	2,932	2,932	2,932	2,932	0	0%
Employment Density³	6.1	6.1	6.3	6.4	6.5	0.4	6%
Residential Density⁴	3.3	2.1	1.5	0.9	0.6	-2.7	-82%

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).