

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92029



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	18,439	21,697	25,050	26,286	26,581	8,142	44%
Household Population	18,272	21,461	24,699	25,797	25,992	7,720	42%
Group Quarters Population	167	236	351	489	589	422	253%
Civilian	167	236	351	489	589	422	253%
Military	0	0	0	0	0	0	0%
Total Housing Units	7,103	8,058	9,111	9,309	9,291	2,188	31%
Single Family	4,987	5,928	7,001	7,259	7,263	2,276	46%
Multiple Family	1,111	1,136	1,136	1,136	1,136	25	2%
Mobile Homes	1,005	994	974	914	892	-113	-11%
Occupied Housing Units	6,742	7,712	8,743	8,935	8,933	2,191	32%
Single Family	4,729	5,653	6,702	6,950	6,963	2,234	47%
Multiple Family	1,063	1,108	1,110	1,110	1,111	48	5%
Mobile Homes	950	951	931	875	859	-91	-10%
Vacancy Rate	5.1%	4.3%	4.0%	4.0%	3.9%	-1.2	-24%
Single Family	5.2%	4.6%	4.3%	4.3%	4.1%	-1.1	-21%
Multiple Family	4.3%	2.5%	2.3%	2.3%	2.2%	-2.1	-49%
Mobile Homes	5.5%	4.3%	4.4%	4.3%	0.0%	-5.5	-100%
Persons per Household	2.71	2.78	2.83	2.89	2.91	0.20	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	568	518	455	387	341	-227	-40%
\$15,000-\$29,999	729	687	655	586	529	-200	-27%
\$30,000-\$44,999	852	874	879	828	773	-79	-9%
\$45,000-\$59,999	890	940	992	945	888	-2	0%
\$60,000-\$74,999	658	756	850	850	823	165	25%
\$75,000-\$99,999	956	1,255	1,429	1,465	1,458	502	53%
\$100,000-\$124,999	681	880	1,091	1,181	1,227	546	80%
\$125,000-\$149,999	459	596	732	829	896	437	95%
\$150,000-\$199,999	466	658	844	935	983	517	111%
\$200,000 or more	483	548	816	929	1,015	532	110%
Total Households	6,742	7,712	8,743	8,935	8,933	2,191	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$67,568	\$76,614	\$84,456	\$89,872	\$94,076	\$26,508	39%

***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.

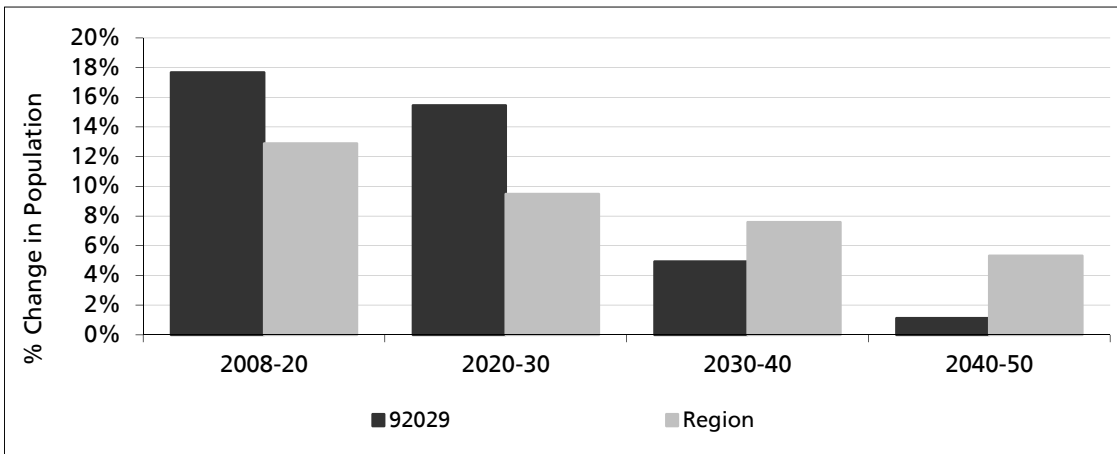
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	18,439	21,697	25,050	26,286	26,581	8,142	44%
Under 5	1,109	1,216	1,373	1,429	1,413	304	27%
5 to 9	1,112	1,255	1,425	1,557	1,445	333	30%
10 to 14	1,124	1,233	1,372	1,442	1,450	326	29%
15 to 17	725	772	808	817	794	69	10%
18 to 19	475	470	540	515	482	7	1%
20 to 24	1,150	1,181	1,409	1,416	1,413	263	23%
25 to 29	1,014	1,288	1,490	1,551	1,528	514	51%
30 to 34	970	1,149	1,206	1,488	1,430	460	47%
35 to 39	1,104	1,046	1,411	1,438	1,435	331	30%
40 to 44	1,247	1,266	1,482	1,445	1,787	540	43%
45 to 49	1,529	1,436	1,415	1,699	1,761	232	15%
50 to 54	1,667	1,579	1,629	1,875	1,782	115	7%
55 to 59	1,475	1,887	1,838	1,737	2,048	573	39%
60 to 61	526	712	733	697	860	334	63%
62 to 64	596	980	1,004	1,003	1,020	424	71%
65 to 69	805	1,529	1,780	1,562	1,366	561	70%
70 to 74	610	1,143	1,641	1,525	1,515	905	148%
75 to 79	490	705	1,166	1,316	1,160	670	137%
80 to 84	359	383	728	848	790	431	120%
85 and over	352	467	600	926	1,102	750	213%
Median Age	41.8	44.9	45.0	45.1	45.3	3.5	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	18,439	21,697	25,050	26,286	26,581	8,142	44%
Hispanic	3,751	5,820	8,150	10,319	12,231	8,480	226%
Non-Hispanic	14,688	15,877	16,900	15,967	14,350	-338	-2%
White	12,380	12,698	12,806	11,166	8,971	-3,409	-28%
Black	355	569	836	1,086	1,326	971	274%
American Indian	60	63	68	50	49	-11	-18%
Asian	1,336	1,728	2,185	2,489	2,737	1,401	105%
Hawaiian / Pacific Islander	24	55	78	99	103	79	329%
Other	30	45	47	56	60	30	100%
Two or More Races	503	719	880	1,021	1,104	601	119%

GROWTH TRENDS IN TOTAL POPULATION



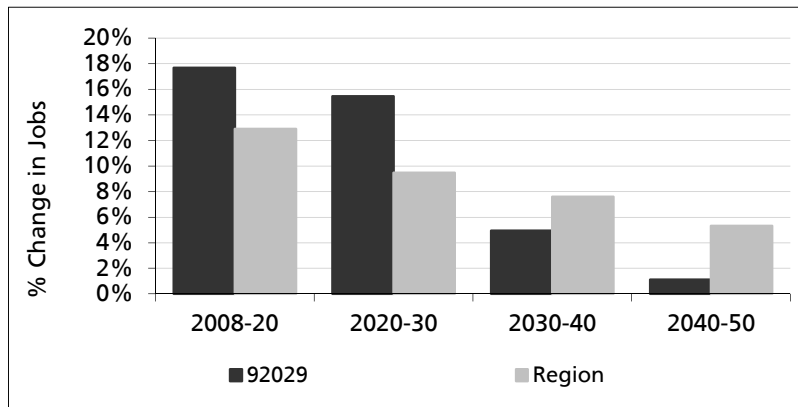
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	20,059	24,579	26,283	26,734	26,734	6,675	33%
Civilian Jobs	20,059	24,579	26,283	26,734	26,734	6,675	33%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	14,043	14,043	14,043	14,043	14,043	0	0%
Developed Acres	9,763	11,064	13,236	13,580	13,591	3,829	39%
Low Density Single Family	2,130	3,419	5,814	6,262	6,273	4,143	195%
Single Family	2,043	2,106	2,135	2,136	2,136	93	5%
Multiple Family	62	66	66	66	66	4	6%
Mobile Homes	123	123	123	123	123	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	625	662	702	714	714	89	14%
Commercial/Services	174	244	250	250	250	76	44%
Office	1	10	10	10	10	9	938%
Schools	33	62	68	68	68	35	108%
Roads and Freeways	833	833	833	833	833	0	0%
Agricultural and Extractive ²	703	479	175	60	60	-643	-92%
Parks and Military Use	3,032	3,056	3,056	3,056	3,056	23	1%
Vacant Developable Acres	4,179	2,878	706	362	351	-3,829	-92%
Low Density Single Family	3,833	2,768	676	344	333	-3,500	-91%
Single Family	112	46	17	16	16	-96	-86%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	89	52	12	0	0	-89	-100%
Commercial/Services	76	6	0	0	0	-76	-100%
Office	9	0	0	0	0	-9	-100%
Schools	35	5	0	0	0	-35	-100%
Parks and Other	23	0	0	0	0	-23	-100%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	101	101	101	101	101	0	0%
Employment Density³	24.1	25.1	25.5	25.7	25.7	1.6	7%
Residential Density⁴	1.6	1.4	1.1	1.1	1.1	-0.5	-34%

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).