

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91902



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	17,782	18,063	19,005	19,560	19,841	2,059	12%
Household Population	17,766	18,044	18,974	19,517	19,792	2,026	11%
Group Quarters Population	16	19	31	43	49	33	206%
Civilian	16	19	31	43	49	33	206%
Military	0	0	0	0	0	0	0%
Total Housing Units	5,989	6,043	6,244	6,244	6,244	255	4%
Single Family	5,197	5,369	5,570	5,570	5,570	373	7%
Multiple Family	792	674	674	674	674	-118	-15%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	5,789	5,813	6,035	6,044	6,050	261	5%
Single Family	5,034	5,159	5,377	5,386	5,392	358	7%
Multiple Family	755	654	658	658	658	-97	-13%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.8%	3.3%	3.2%	3.1%	-0.2	-6%
Single Family	3.1%	3.9%	3.5%	3.3%	3.2%	0.1	3%
Multiple Family	4.7%	3.0%	2.4%	2.4%	2.4%	-2.3	-49%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.07	3.10	3.14	3.23	3.27	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	249	206	167	145	130	-119	-48%
\$15,000-\$29,999	575	473	390	334	294	-281	-49%
\$30,000-\$44,999	767	679	599	544	499	-268	-35%
\$45,000-\$59,999	719	722	672	624	578	-141	-20%
\$60,000-\$74,999	659	608	587	558	527	-132	-20%
\$75,000-\$99,999	974	936	951	929	907	-67	-7%
\$100,000-\$124,999	688	714	765	767	766	78	11%
\$125,000-\$149,999	370	502	587	607	618	248	67%
\$150,000-\$199,999	459	562	727	811	880	421	92%
\$200,000 or more	329	411	590	725	851	522	159%
Total Households	5,789	5,813	6,035	6,044	6,050	261	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$73,304	\$80,836	\$90,839	\$96,986	\$102,937	\$29,633	40%

***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.

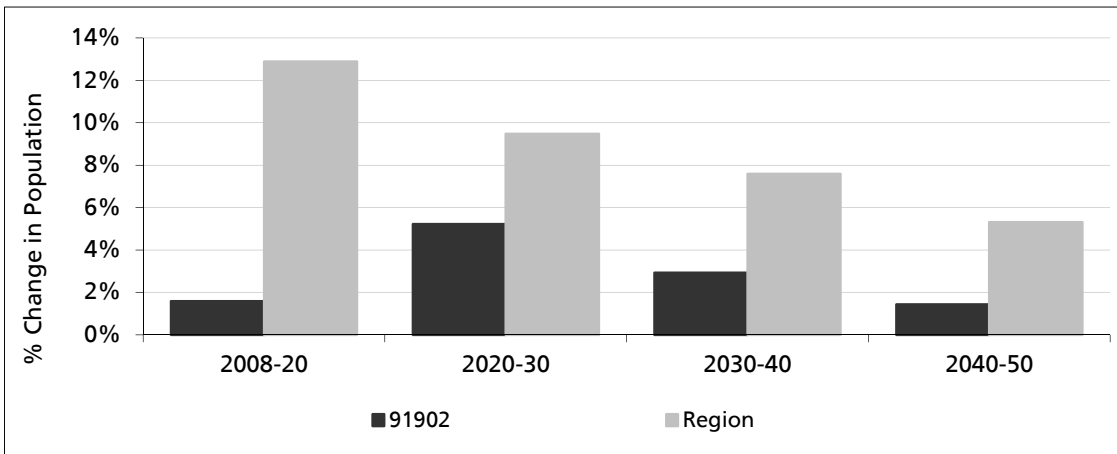
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	17,782	18,063	19,005	19,560	19,841	2,059	12%
Under 5	1,426	1,301	1,199	1,228	1,270	-156	-11%
5 to 9	725	779	752	824	798	73	10%
10 to 14	827	827	801	819	814	-13	-2%
15 to 17	681	582	562	570	591	-90	-13%
18 to 19	446	360	383	369	382	-64	-14%
20 to 24	1,518	1,140	1,298	1,248	1,236	-282	-19%
25 to 29	1,225	1,127	1,093	1,066	1,040	-185	-15%
30 to 34	859	726	669	761	751	-108	-13%
35 to 39	849	719	811	831	837	-12	-1%
40 to 44	1,059	901	973	939	1,092	33	3%
45 to 49	1,348	1,250	1,168	1,366	1,404	56	4%
50 to 54	1,455	1,321	1,301	1,345	1,253	-202	-14%
55 to 59	1,380	1,662	1,572	1,447	1,735	355	26%
60 to 61	622	801	834	841	933	311	50%
62 to 64	637	989	915	932	899	262	41%
65 to 69	815	1,251	1,406	1,239	1,127	312	38%
70 to 74	714	1,074	1,439	1,363	1,277	563	79%
75 to 79	572	594	943	1,083	935	363	63%
80 to 84	354	317	526	671	625	271	77%
85 and over	270	342	360	618	842	572	212%
Median Age	41.6	47.3	49.1	49.1	49.0	7.4	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	17,782	18,063	19,005	19,560	19,841	2,059	12%
Hispanic	6,311	6,928	7,812	8,677	9,680	3,369	53%
Non-Hispanic	11,471	11,135	11,193	10,883	10,161	-1,310	-11%
White	7,777	7,244	6,911	6,267	5,249	-2,528	-33%
Black	477	496	552	584	614	137	29%
American Indian	51	97	150	166	155	104	204%
Asian	2,550	2,551	2,681	2,813	2,959	409	16%
Hawaiian / Pacific Islander	47	54	53	53	62	15	32%
Other	31	70	95	123	126	95	306%
Two or More Races	538	623	751	877	996	458	85%

GROWTH TRENDS IN TOTAL POPULATION



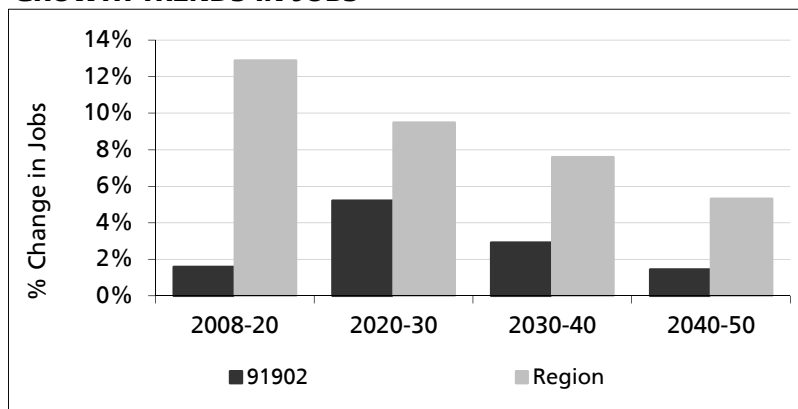
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,499	3,651	3,756	3,784	3,800	301	9%
Civilian Jobs	3,499	3,651	3,756	3,784	3,800	301	9%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	6,130	6,130	6,130	6,130	6,130	0	0%
Developed Acres	5,707	5,817	6,040	6,041	6,053	346	6%
Low Density Single Family	40	28	30	30	30	-10	-24%
Single Family	2,097	2,231	2,462	2,462	2,462	365	17%
Multiple Family	40	35	35	35	35	-5	-12%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	45	45	45	45	45	0	0%
Commercial/Services	453	460	465	466	478	25	6%
Office	8	8	8	8	8	0	0%
Schools	32	32	32	32	32	0	0%
Roads and Freeways	668	668	668	668	668	0	0%
Agricultural and Extractive ²	37	22	7	7	7	-30	-81%
Parks and Military Use	2,287	2,287	2,287	2,287	2,287	0	0%
Vacant Developable Acres	398	289	66	64	53	-346	-87%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	334	226	8	8	8	-326	-98%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	57	55	49	48	37	-20	-35%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	8	8	8	8	8	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	25	25	25	25	25	0	0%
Employment Density³	6.5	6.7	6.8	6.9	6.7	0.2	4%
Residential Density⁴	2.8	2.6	2.5	2.5	2.5	-0.3	-10%

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).