

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92128



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	50,971	52,408	53,435	54,503	55,085	4,114	8%
Household Population	50,713	52,090	53,030	53,995	54,498	3,785	7%
Group Quarters Population	258	318	405	508	587	329	128%
Civilian	258	318	405	508	587	329	128%
Military	0	0	0	0	0	0	0%
Total Housing Units	20,957	21,104	21,298	21,298	21,298	341	2%
Single Family	14,674	14,821	15,015	15,015	15,015	341	2%
Multiple Family	6,283	6,283	6,283	6,283	6,283	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	20,160	20,491	20,755	20,775	20,799	639	3%
Single Family	14,121	14,418	14,657	14,671	14,688	567	4%
Multiple Family	6,039	6,073	6,098	6,104	6,111	72	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.8%	2.9%	2.5%	2.5%	2.3%	-1.5	-39%
Single Family	3.8%	2.7%	2.4%	2.3%	2.2%	-1.6	-42%
Multiple Family	3.9%	3.3%	2.9%	2.8%	2.7%	-1.2	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.52	2.54	2.56	2.60	2.62	0.10	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	1,047	805	617	484	409	-638	-61%
\$15,000-\$29,999	2,139	1,588	1,272	1,028	886	-1,253	-59%
\$30,000-\$44,999	2,589	2,161	1,814	1,523	1,345	-1,244	-48%
\$45,000-\$59,999	2,481	2,336	2,074	1,826	1,659	-822	-33%
\$60,000-\$74,999	2,578	2,477	2,297	2,098	1,950	-628	-24%
\$75,000-\$99,999	3,555	3,461	3,365	3,212	3,077	-478	-13%
\$100,000-\$124,999	2,572	2,716	2,855	2,854	2,827	255	10%
\$125,000-\$149,999	1,394	1,922	2,200	2,350	2,414	1,020	73%
\$150,000-\$199,999	973	2,062	2,694	3,162	3,435	2,462	253%
\$200,000 or more	832	963	1,567	2,238	2,797	1,965	236%
Total Households	20,160	20,491	20,755	20,775	20,799	639	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$70,613	\$81,346	\$92,114	\$101,896	\$109,493	\$38,880	55%

***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.

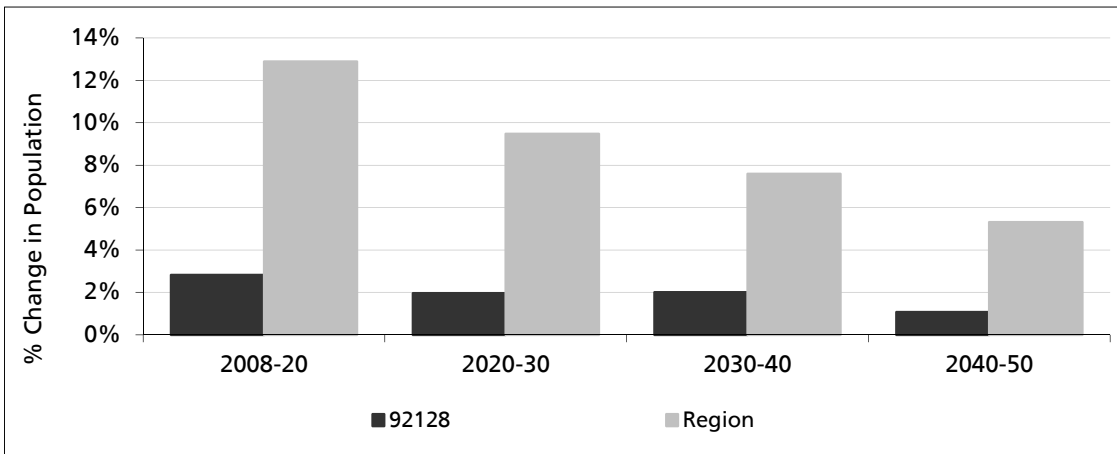
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	50,971	52,408	53,435	54,503	55,085	4,114	8%
Under 5	2,684	2,525	2,481	2,429	2,406	-278	-10%
5 to 9	3,156	3,209	3,189	3,206	3,193	37	1%
10 to 14	3,226	3,435	3,212	3,239	3,248	22	1%
15 to 17	1,882	1,875	1,770	1,817	1,802	-80	-4%
18 to 19	1,263	1,009	931	899	899	-364	-29%
20 to 24	2,841	2,600	2,758	2,540	2,621	-220	-8%
25 to 29	2,187	2,384	2,334	2,276	2,339	152	7%
30 to 34	2,310	2,372	2,213	2,403	2,316	6	0%
35 to 39	3,582	2,896	3,253	3,312	3,311	-271	-8%
40 to 44	4,027	3,264	3,442	3,258	3,626	-401	-10%
45 to 49	4,269	3,485	2,930	3,433	3,535	-734	-17%
50 to 54	3,635	3,207	2,773	3,016	2,913	-722	-20%
55 to 59	3,013	3,365	2,756	2,403	2,905	-108	-4%
60 to 61	1,118	1,393	1,146	961	1,209	91	8%
62 to 64	1,334	2,038	1,655	1,470	1,545	211	16%
65 to 69	1,936	3,260	3,319	2,753	2,490	554	29%
70 to 74	1,907	3,216	3,765	3,128	2,768	861	45%
75 to 79	2,064	2,494	3,738	4,010	3,317	1,253	61%
80 to 84	2,107	1,884	3,080	3,794	3,335	1,228	58%
85 and over	2,430	2,497	2,690	4,156	5,307	2,877	118%
Median Age	42.9	45.9	46.9	47.7	47.5	4.6	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	50,971	52,408	53,435	54,503	55,085	4,114	8%
Hispanic	3,989	4,826	5,418	6,068	6,624	2,635	66%
Non-Hispanic	46,982	47,582	48,017	48,435	48,461	1,479	3%
White	34,661	33,635	32,894	32,094	31,177	-3,484	-10%
Black	1,107	1,323	1,485	1,649	1,775	668	60%
American Indian	126	196	226	236	226	100	79%
Asian	9,402	10,366	10,998	11,700	12,263	2,861	30%
Hawaiian / Pacific Islander	130	273	365	433	470	340	262%
Other	98	163	194	230	254	156	159%
Two or More Races	1,458	1,626	1,855	2,093	2,296	838	57%

GROWTH TRENDS IN TOTAL POPULATION



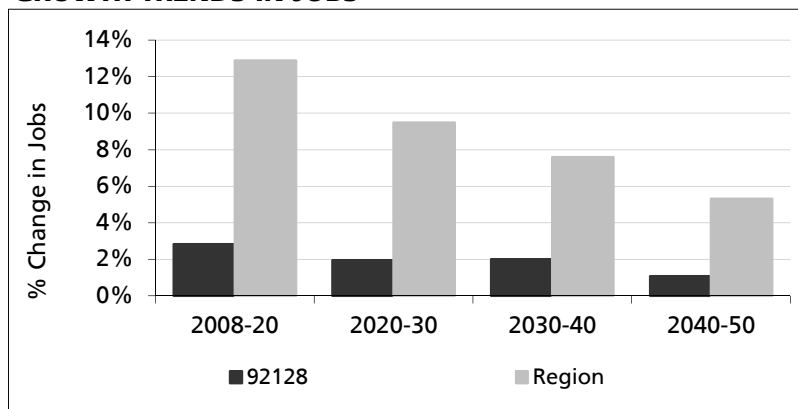
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	20,026	20,891	22,581	24,398	25,476	5,450	27%
Civilian Jobs	20,026	20,891	22,581	24,398	25,476	5,450	27%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,248	7,248	7,248	7,248	7,248	0	0%
Developed Acres	7,055	7,083	7,230	7,239	7,245	190	3%
Low Density Single Family	1	16	32	32	32	31	2766%
Single Family	2,486	2,494	2,617	2,617	2,617	131	5%
Multiple Family	368	368	368	368	368	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	22	22	22	22	22	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	182	182	183	184	185	3	2%
Commercial/Services	1,039	1,040	1,043	1,045	1,045	6	1%
Office	97	98	100	104	106	9	9%
Schools	130	133	136	138	141	11	8%
Roads and Freeways	1,203	1,203	1,203	1,203	1,203	0	0%
Agricultural and Extractive ²	68	68	68	68	68	0	0%
Parks and Military Use	1,460	1,460	1,460	1,460	1,460	0	0%
Vacant Developable Acres	190	163	16	7	0	-190	-100%
Low Density Single Family	31	16	0	0	0	-31	-100%
Single Family	131	123	0	0	0	-131	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	2	1	0	-3	-100%
Commercial/Services	7	6	3	1	0	-7	-100%
Office	8	7	5	2	0	-8	-100%
Schools	11	8	5	3	0	-11	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	3	3	3	3	3	0	0%
Employment Density³	13.8	14.4	15.5	16.6	17.2	3.4	25%
Residential Density⁴	7.3	7.3	7.0	7.0	7.0	-0.3	-4%

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).