

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92139



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	37,287	38,338	39,234	40,431	41,691	4,404	12%
Household Population	36,926	37,844	38,501	39,446	40,534	3,608	10%
Group Quarters Population	361	494	733	985	1,157	796	220%
Civilian	361	494	733	985	1,157	796	220%
Military	0	0	0	0	0	0	0%
Total Housing Units	10,610	10,770	10,827	10,859	11,040	430	4%
Single Family	8,702	8,799	8,800	8,819	8,977	275	3%
Multiple Family	1,825	1,889	1,945	1,958	1,981	156	9%
Mobile Homes	83	82	82	82	82	-1	-1%
Occupied Housing Units	10,279	10,477	10,556	10,593	10,784	505	5%
Single Family	8,431	8,557	8,578	8,599	8,763	332	4%
Multiple Family	1,770	1,842	1,902	1,918	1,945	175	10%
Mobile Homes	78	78	76	76	76	-2	-3%
Vacancy Rate	3.1%	2.7%	2.5%	2.4%	2.3%	-0.8	-26%
Single Family	3.1%	2.8%	2.5%	2.5%	2.4%	-0.7	-23%
Multiple Family	3.0%	2.5%	2.2%	2.0%	1.8%	-1.2	-40%
Mobile Homes	6.0%	4.9%	7.3%	7.3%	0.0%	-6.0	-100%
Persons per Household	3.59	3.61	3.65	3.72	3.76	0.17	5%

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	686	523	390	312	276	-410	-60%
\$15,000-\$29,999	1,606	1,235	984	814	729	-877	-55%
\$30,000-\$44,999	2,042	1,835	1,582	1,384	1,281	-761	-37%
\$45,000-\$59,999	1,979	1,926	1,775	1,630	1,557	-422	-21%
\$60,000-\$74,999	1,540	1,405	1,401	1,359	1,335	-205	-13%
\$75,000-\$99,999	1,375	1,943	2,172	2,263	2,323	948	69%
\$100,000-\$124,999	570	914	1,281	1,558	1,738	1,168	205%
\$125,000-\$149,999	242	380	475	618	754	512	212%
\$150,000-\$199,999	161	283	405	486	562	401	249%
\$200,000 or more	78	33	91	169	229	151	194%
Total Households	10,279	10,477	10,556	10,593	10,784	505	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$51,105	\$57,815	\$65,857	\$72,765	\$77,303	\$26,198	51%

***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.

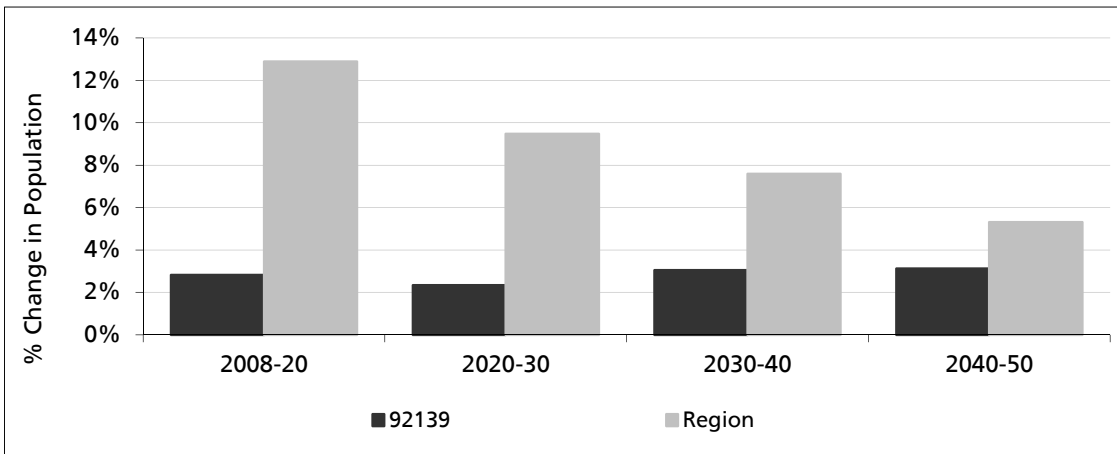
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	37,287	38,338	39,234	40,431	41,691	4,404	12%
Under 5	2,806	2,501	2,326	2,279	2,189	-617	-22%
5 to 9	2,620	2,762	2,528	2,512	2,550	-70	-3%
10 to 14	2,609	2,815	2,570	2,501	2,597	-12	0%
15 to 17	1,589	1,446	1,468	1,417	1,457	-132	-8%
18 to 19	1,160	933	1,015	957	984	-176	-15%
20 to 24	2,567	2,170	2,463	2,318	2,300	-267	-10%
25 to 29	2,766	2,649	2,545	2,577	2,548	-218	-8%
30 to 34	2,881	2,742	2,453	2,732	2,662	-219	-8%
35 to 39	2,700	2,321	2,464	2,448	2,464	-236	-9%
40 to 44	2,655	2,389	2,349	2,184	2,581	-74	-3%
45 to 49	2,904	2,697	2,410	2,594	2,668	-236	-8%
50 to 54	2,562	2,607	2,554	2,617	2,448	-114	-4%
55 to 59	2,035	2,545	2,440	2,301	2,513	478	23%
60 to 61	713	1,025	1,038	1,051	1,168	455	64%
62 to 64	791	1,339	1,402	1,448	1,467	676	85%
65 to 69	1,038	1,763	2,095	2,100	2,034	996	96%
70 to 74	920	1,361	1,877	1,968	2,084	1,164	127%
75 to 79	796	906	1,493	1,882	1,932	1,136	143%
80 to 84	645	663	986	1,363	1,451	806	125%
85 and over	530	704	758	1,182	1,594	1,064	201%
Median Age	34.4	37.5	39.6	41.1	42.1	7.7	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	37,287	38,338	39,234	40,431	41,691	4,404	12%
Hispanic	11,077	12,754	13,948	15,414	16,944	5,867	53%
Non-Hispanic	26,210	25,584	25,286	25,017	24,747	-1,463	-6%
White	5,450	4,822	4,309	3,759	3,185	-2,265	-42%
Black	4,765	4,421	4,052	3,604	3,171	-1,594	-33%
American Indian	93	135	145	146	152	59	63%
Asian	13,537	13,808	14,194	14,713	15,215	1,678	12%
Hawaiian / Pacific Islander	480	429	399	377	387	-93	-19%
Other	67	86	103	120	122	55	82%
Two or More Races	1,818	1,883	2,084	2,298	2,515	697	38%

GROWTH TRENDS IN TOTAL POPULATION



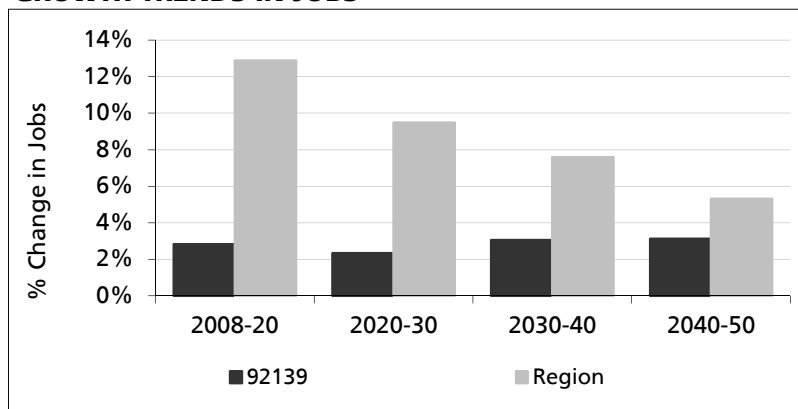
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,486	2,538	2,623	2,653	2,675	189	8%
Civilian Jobs	2,486	2,538	2,623	2,653	2,675	189	8%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,295	2,295	2,295	2,295	2,295	0	0%
Developed Acres	2,256	2,280	2,289	2,292	2,295	39	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,259	1,271	1,271	1,271	1,271	12	1%
Multiple Family	75	77	78	78	78	3	4%
Mobile Homes	11	11	11	11	11	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	2	2	2	2	2	0	0%
Commercial/Services	24	24	24	24	24	0	1%
Office	7	7	7	7	7	0	0%
Schools	154	157	165	168	171	17	11%
Roads and Freeways	488	488	488	488	488	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	232	239	239	239	239	7	3%
Vacant Developable Acres	39	14	6	3	0	-39	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	1	0	0	0	-14	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	0%
Schools	17	13	6	2	0	-17	-100%
Parks and Other	7	0	0	0	0	-7	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	13.2	13.2	13.2	13.1	13.1	-0.2	-1%
Residential Density⁴	7.9	7.9	7.9	8.0	8.1	0.2	3%

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).