

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92154



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	79,796	114,132	127,322	140,347	154,850	75,054	94%
Household Population	74,676	102,180	115,012	127,556	141,707	67,031	90%
Group Quarters Population	5,120	11,952	12,310	12,791	13,143	8,023	157%
Civilian	5,120	11,952	12,310	12,791	13,143	8,023	157%
Military	0	0	0	0	0	0	0%
Total Housing Units	20,738	28,562	32,128	35,842	39,849	19,111	92%
Single Family	12,661	14,560	15,339	15,356	15,703	3,042	24%
Multiple Family	6,156	12,244	15,400	19,550	23,962	17,806	289%
Mobile Homes	1,921	1,758	1,389	936	184	-1,737	-90%
Occupied Housing Units	19,627	27,427	31,031	34,696	38,653	19,026	97%
Single Family	11,951	13,933	14,757	14,793	15,147	3,196	27%
Multiple Family	5,890	11,845	14,962	19,020	23,332	17,442	296%
Mobile Homes	1,786	1,649	1,312	883	174	-1,612	-90%
Vacancy Rate	5.4%	4.0%	3.4%	3.2%	3.0%	-2.4	-44%
Single Family	5.6%	4.3%	3.8%	3.7%	3.5%	-2.1	-38%
Multiple Family	4.3%	3.3%	2.8%	2.7%	2.6%	-1.7	-40%
Mobile Homes	7.0%	6.2%	5.5%	5.7%	0.0%	-7.0	-100%
Persons per Household	3.80	3.73	3.71	3.68	3.67	-0.13	-3%

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	1,917	1,806	1,457	1,234	1,088	-829	-43%
\$15,000-\$29,999	3,307	3,647	3,144	2,765	2,509	-798	-24%
\$30,000-\$44,999	3,433	5,059	4,831	4,543	4,334	901	26%
\$45,000-\$59,999	3,343	5,137	5,468	5,572	5,655	2,312	69%
\$60,000-\$74,999	2,701	4,220	5,000	5,542	5,994	3,293	122%
\$75,000-\$99,999	2,705	4,382	5,884	7,248	8,482	5,777	214%
\$100,000-\$124,999	1,224	1,955	3,023	4,204	5,408	4,184	342%
\$125,000-\$149,999	476	765	1,327	2,042	2,844	2,368	497%
\$150,000-\$199,999	401	391	756	1,273	1,911	1,510	377%
\$200,000 or more	120	65	141	273	428	308	257%
Total Households	19,627	27,427	31,031	34,696	38,653	19,026	97%
Median Household Income							
Adjusted for inflation (\$1999)	\$50,189	\$54,348	\$61,847	\$68,753	\$74,366	\$24,177	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.

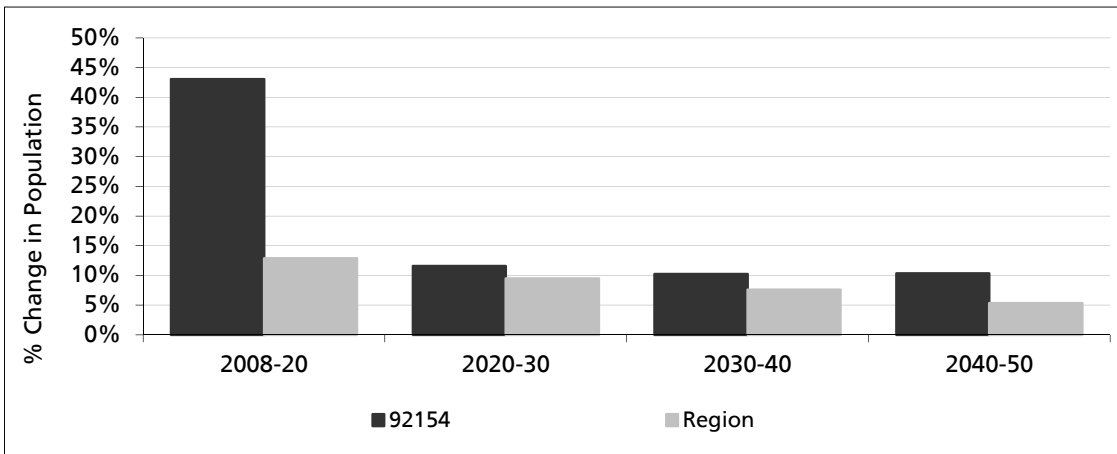
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	79,796	114,132	127,322	140,347	154,850	75,054	94%
Under 5	7,366	9,069	9,385	9,910	10,137	2,771	38%
5 to 9	5,084	7,853	7,880	8,477	8,949	3,865	76%
10 to 14	4,706	7,245	7,274	7,620	8,331	3,625	77%
15 to 17	3,673	4,611	4,987	5,086	5,604	1,931	53%
18 to 19	2,682	2,905	3,526	3,486	3,841	1,159	43%
20 to 24	6,449	7,250	9,667	9,836	10,513	4,064	63%
25 to 29	7,069	9,867	9,985	11,013	11,246	4,177	59%
30 to 34	6,645	8,409	7,923	9,772	9,904	3,259	49%
35 to 39	5,939	6,993	8,100	8,114	9,117	3,178	54%
40 to 44	5,589	7,490	7,615	7,218	9,411	3,822	68%
45 to 49	5,806	8,271	7,770	9,284	9,720	3,914	67%
50 to 54	4,865	7,405	7,977	8,257	8,169	3,304	68%
55 to 59	3,926	7,213	7,991	7,839	9,425	5,499	140%
60 to 61	1,325	2,566	2,982	3,158	3,635	2,310	174%
62 to 64	1,576	3,556	4,167	4,802	4,920	3,344	212%
65 to 69	2,314	5,271	7,277	8,467	8,651	6,337	274%
70 to 74	1,897	3,714	5,743	7,021	8,326	6,429	339%
75 to 79	1,418	2,130	3,727	5,484	6,927	5,509	389%
80 to 84	914	1,269	2,071	3,343	4,432	3,518	385%
85 and over	553	1,045	1,275	2,160	3,592	3,039	550%
Median Age	32.2	34.9	36.9	38.1	39.9	7.7	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	79,796	114,132	127,322	140,347	154,850	75,054	94%
Hispanic	46,760	74,635	88,753	103,625	119,992	73,232	157%
Non-Hispanic	33,036	39,497	38,569	36,722	34,858	1,822	6%
White	12,942	14,795	12,707	10,038	7,074	-5,868	-45%
Black	5,510	7,511	8,505	9,321	10,284	4,774	87%
American Indian	167	148	85	41	21	-146	-87%
Asian	11,696	14,008	14,266	14,359	14,544	2,848	24%
Hawaiian / Pacific Islander	425	366	251	164	107	-318	-75%
Other	138	81	35	13	2	-136	-99%
Two or More Races	2,158	2,588	2,720	2,786	2,826	668	31%

GROWTH TRENDS IN TOTAL POPULATION



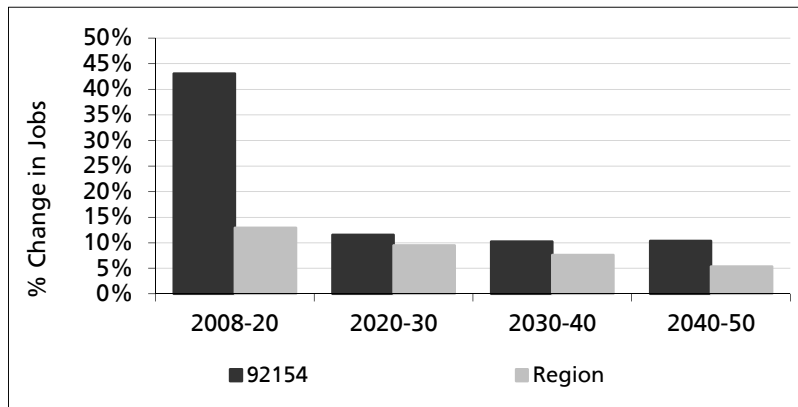
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	25,035	36,440	49,124	61,448	78,474	53,439	213%
Civilian Jobs	25,035	36,440	49,124	61,448	78,474	53,439	213%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	29,388	29,388	29,388	29,388	29,388	0	0%
Developed Acres	25,281	25,993	26,650	26,941	27,178	1,897	8%
Low Density Single Family	44	91	364	403	403	358	807%
Single Family	1,769	2,033	2,050	2,049	2,050	281	16%
Multiple Family	319	563	667	752	840	522	164%
Mobile Homes	173	154	105	63	11	-161	-94%
Other Residential	1,163	1,088	1,088	1,088	1,088	-75	-6%
Mixed Use	0	30	100	127	156	156	--
Industrial	2,478	2,676	2,943	3,248	3,785	1,307	53%
Commercial/Services	302	452	505	541	619	317	105%
Office	15	41	59	76	99	83	539%
Schools	382	371	392	404	421	39	10%
Roads and Freeways	1,938	1,953	1,953	1,953	1,953	16	1%
Agricultural and Extractive ²	3,003	2,836	2,707	2,516	2,032	-971	-32%
Parks and Military Use	13,696	13,705	13,717	13,721	13,721	25	0%
Vacant Developable Acres	3,799	3,087	2,430	2,140	1,903	-1,897	-50%
Low Density Single Family	429	378	104	66	66	-363	-85%
Single Family	309	86	70	70	70	-239	-77%
Multiple Family	282	90	29	5	3	-279	-99%
Mixed Use	91	61	1	1	0	-91	-100%
Industrial	1,815	1,660	1,500	1,328	1,170	-645	-36%
Commercial/Services	202	179	144	120	84	-118	-58%
Office	146	129	110	94	71	-75	-51%
Schools	118	105	85	72	55	-63	-53%
Parks and Other	70	61	49	45	45	-25	-36%
Future Roads and Freeways	338	338	338	338	338	0	0%
Constrained Acres	308	308	308	308	308	0	0%
Employment Density³	7.9	10.3	12.4	14.2	15.7	7.8	99%
Residential Density⁴	6.0	7.2	7.4	8.1	8.9	2.9	49%

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).