

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92021



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	63,979	66,890	70,659	74,048	74,692	10,713	17%
Household Population	62,658	65,384	68,773	71,712	72,021	9,363	15%
Group Quarters Population	1,321	1,506	1,886	2,336	2,671	1,350	102%
Civilian	1,321	1,506	1,886	2,336	2,671	1,350	102%
Military	0	0	0	0	0	0	0%
Total Housing Units	23,553	24,230	25,121	25,532	25,488	1,935	8%
Single Family	10,939	11,693	12,558	12,768	12,754	1,815	17%
Multiple Family	8,210	8,306	8,348	8,709	8,864	654	8%
Mobile Homes	4,404	4,231	4,215	4,055	3,870	-534	-12%
Occupied Housing Units	22,188	22,964	23,871	24,501	24,500	2,312	10%
Single Family	10,468	11,177	12,023	12,460	12,463	1,995	19%
Multiple Family	7,753	7,937	7,990	8,319	8,486	733	9%
Mobile Homes	3,967	3,850	3,858	3,722	3,551	-416	-10%
Vacancy Rate	5.8%	5.2%	5.0%	4.0%	3.9%	-1.9	-33%
Single Family	4.3%	4.4%	4.3%	2.4%	2.3%	-2.0	-47%
Multiple Family	5.6%	4.4%	4.3%	4.5%	4.3%	-1.3	-23%
Mobile Homes	9.9%	9.0%	8.5%	8.2%	0.0%	-9.9	-100%
Persons per Household	2.82	2.85	2.88	2.93	2.94	0.12	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

***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.

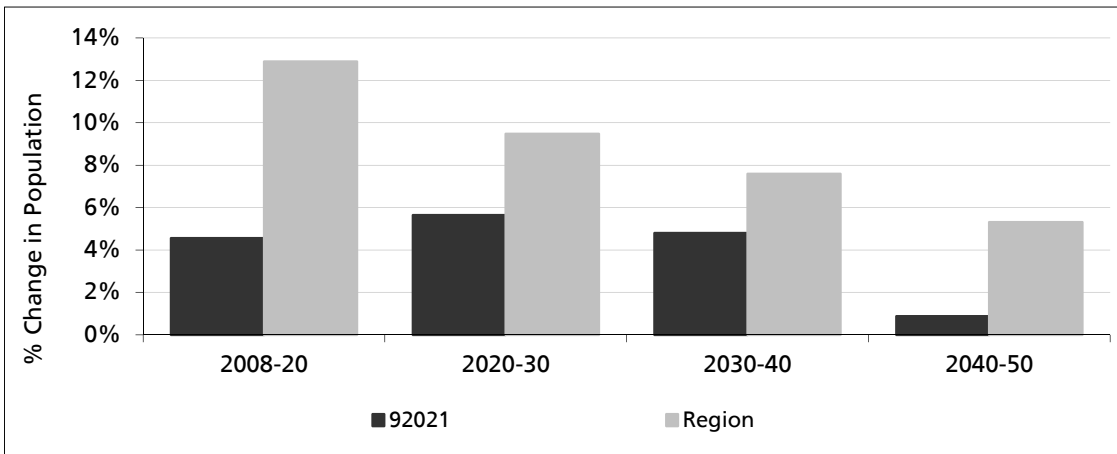
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	63,979	66,890	70,659	74,048	74,692	10,713	17%
Under 5	4,649	4,590	4,767	4,915	4,773	124	3%
5 to 9	4,422	4,511	4,595	4,735	4,610	188	4%
10 to 14	4,546	4,695	4,671	4,934	4,864	318	7%
15 to 17	2,797	2,721	2,713	2,801	2,837	40	1%
18 to 19	1,980	1,739	1,686	1,720	1,716	-264	-13%
20 to 24	4,440	4,177	4,638	4,631	4,640	200	5%
25 to 29	4,314	5,159	5,195	5,160	5,207	893	21%
30 to 34	4,209	4,371	4,131	4,560	4,445	236	6%
35 to 39	4,252	3,443	4,248	4,281	4,194	-58	-1%
40 to 44	4,602	3,879	4,163	4,043	4,445	-157	-3%
45 to 49	5,009	4,219	3,703	4,545	4,627	-382	-8%
50 to 54	4,519	4,150	3,772	4,280	4,166	-353	-8%
55 to 59	3,660	4,354	3,879	3,512	4,310	650	18%
60 to 61	1,385	1,760	1,651	1,520	1,915	530	38%
62 to 64	1,549	2,372	2,255	2,174	2,279	730	47%
65 to 69	2,099	3,525	4,120	3,674	3,160	1,061	51%
70 to 74	1,650	2,905	3,789	3,548	3,165	1,515	92%
75 to 79	1,575	1,876	3,083	3,664	3,288	1,713	109%
80 to 84	1,150	1,114	2,028	2,749	2,647	1,497	130%
85 and over	1,172	1,330	1,572	2,602	3,404	2,232	190%
Median Age	35.7	37.2	38.5	39.2	40.1	4.4	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	63,979	66,890	70,659	74,048	74,692	10,713	17%
Hispanic	14,061	18,049	21,278	24,453	27,158	13,097	93%
Non-Hispanic	49,918	48,841	49,381	49,595	47,534	-2,384	-5%
White	42,819	40,290	39,707	38,628	35,561	-7,258	-17%
Black	2,444	3,230	3,634	4,128	4,599	2,155	88%
American Indian	511	395	324	257	228	-283	-55%
Asian	1,329	1,948	2,459	3,042	3,499	2,170	163%
Hawaiian / Pacific Islander	210	261	288	346	356	146	70%
Other	115	139	155	145	145	30	26%
Two or More Races	2,490	2,578	2,814	3,049	3,146	656	26%

GROWTH TRENDS IN TOTAL POPULATION



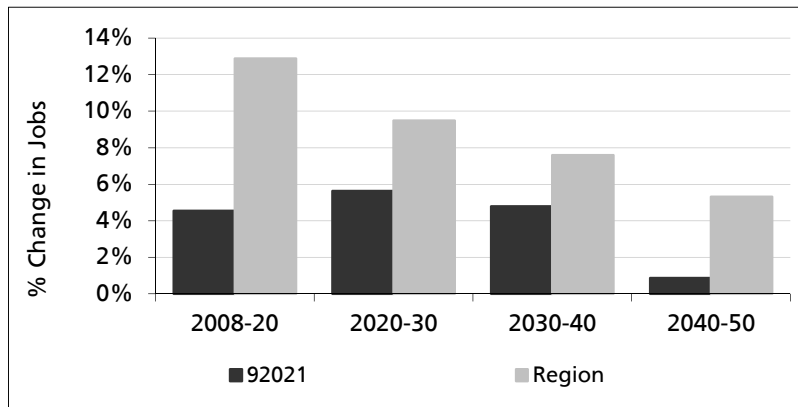
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	12,709	12,931	13,372	13,918	15,388	2,679	21%
Civilian Jobs	12,709	12,931	13,372	13,918	15,388	2,679	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	18,419	18,419	18,419	18,419	18,419	0	0%
Developed Acres	15,100	16,045	17,706	17,749	17,765	2,665	18%
Low Density Single Family	4,328	5,660	7,545	7,507	7,498	3,170	73%
Single Family	2,434	2,594	2,619	2,642	2,637	202	8%
Multiple Family	330	336	339	378	386	56	17%
Mobile Homes	521	521	521	509	499	-22	-4%
Other Residential	14	14	14	14	14	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	133	137	143	167	167	34	26%
Commercial/Services	417	424	441	455	480	63	15%
Office	19	19	19	19	27	8	45%
Schools	222	222	222	222	222	0	0%
Roads and Freeways	1,370	1,370	1,370	1,370	1,370	0	0%
Agricultural and Extractive ²	884	320	46	33	33	-851	-96%
Parks and Military Use	4,428	4,428	4,428	4,432	4,432	4	0%
Vacant Developable Acres	3,134	2,190	528	485	469	-2,665	-85%
Low Density Single Family	2,902	2,048	424	424	424	-2,478	-85%
Single Family	156	79	54	36	31	-125	-80%
Multiple Family	21	18	15	0	0	-21	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	12	8	8	8	8	-5	-38%
Commercial/Services	35	30	19	13	3	-32	-92%
Office	0	0	0	0	0	0	-89%
Schools	0	0	0	0	0	0	0%
Parks and Other	4	4	4	0	0	-4	-100%
Future Roads and Freeways	4	4	4	4	4	0	0%
Constrained Acres	185	185	185	185	185	0	0%
Employment Density³	16.1	16.1	16.2	16.1	17.2	1.1	7%
Residential Density⁴	3.1	2.7	2.3	2.3	2.3	-0.8	-25%

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).