

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92056



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	53,465	58,893	60,872	62,206	62,875	9,410	18%
Household Population	53,143	58,390	60,047	61,033	61,437	8,294	16%
Group Quarters Population	322	503	825	1,173	1,438	1,116	347%
Civilian	322	503	825	1,173	1,438	1,116	347%
Military	0	0	0	0	0	0	0%
Total Housing Units	19,899	21,732	21,976	21,936	21,913	2,014	10%
Single Family	15,596	16,306	16,565	16,565	16,565	969	6%
Multiple Family	3,978	5,178	5,178	5,178	5,178	1,200	30%
Mobile Homes	325	248	233	193	170	-155	-48%
Occupied Housing Units	19,120	20,940	21,264	21,244	21,246	2,126	11%
Single Family	15,026	15,744	16,047	16,062	16,082	1,056	7%
Multiple Family	3,780	4,960	4,995	4,999	5,004	1,224	32%
Mobile Homes	314	236	222	183	160	-154	-49%
Vacancy Rate	3.9%	3.6%	3.2%	3.2%	3.0%	-0.9	-23%
Single Family	3.7%	3.4%	3.1%	3.0%	2.9%	-0.8	-22%
Multiple Family	5.0%	4.2%	3.5%	3.5%	3.4%	-1.6	-32%
Mobile Homes	3.4%	4.8%	4.7%	5.2%	0.0%	-3.4	-100%
Persons per Household	2.78	2.79	2.82	2.87	2.89	0.11	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	1,628	1,356	1,089	890	770	-858	-53%
\$15,000-\$29,999	2,736	2,394	2,031	1,703	1,488	-1,248	-46%
\$30,000-\$44,999	3,132	3,053	2,772	2,459	2,246	-886	-28%
\$45,000-\$59,999	3,028	3,232	3,134	2,924	2,755	-273	-9%
\$60,000-\$74,999	2,657	2,985	3,100	3,035	2,953	296	11%
\$75,000-\$99,999	2,935	3,610	3,970	4,205	4,312	1,377	47%
\$100,000-\$124,999	1,488	2,056	2,373	2,656	2,871	1,383	93%
\$125,000-\$149,999	572	924	1,140	1,284	1,405	833	146%
\$150,000-\$199,999	610	970	1,153	1,371	1,549	939	154%
\$200,000 or more	334	360	502	717	897	563	169%
Total Households	19,120	20,940	21,264	21,244	21,246	2,126	11%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,225	\$62,186	\$67,771	\$73,077	\$77,383	\$22,158	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.

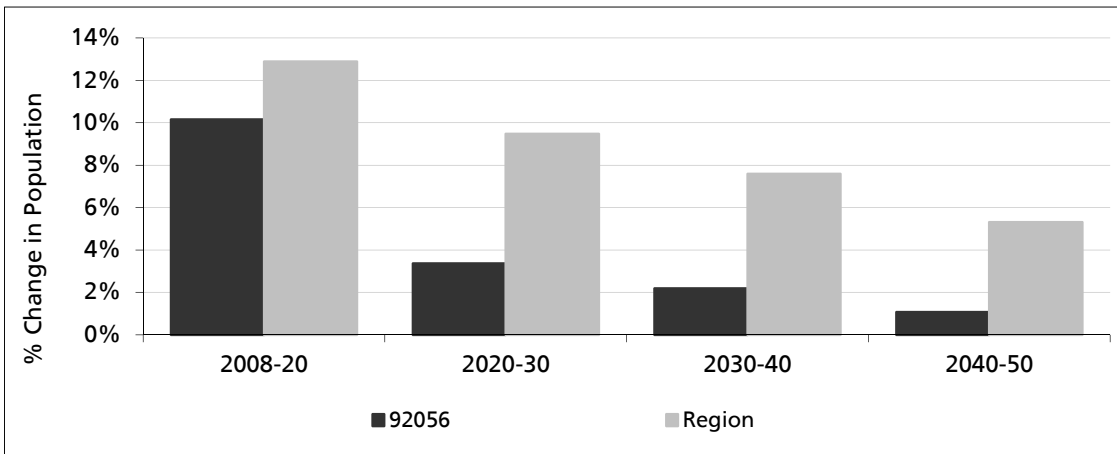
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	53,465	58,893	60,872	62,206	62,875	9,410	18%
Under 5	3,513	3,557	3,478	3,385	3,290	-223	-6%
5 to 9	3,252	3,528	3,406	3,410	3,315	63	2%
10 to 14	3,417	3,783	3,576	3,513	3,501	84	2%
15 to 17	2,320	2,313	2,137	2,137	2,181	-139	-6%
18 to 19	1,635	1,452	1,349	1,315	1,341	-294	-18%
20 to 24	3,633	3,445	3,743	3,489	3,514	-119	-3%
25 to 29	3,531	4,335	4,109	3,858	3,878	347	10%
30 to 34	3,319	3,472	3,111	3,484	3,366	47	1%
35 to 39	3,224	2,932	3,350	3,278	3,318	94	3%
40 to 44	3,810	3,502	3,639	3,387	3,802	-8	0%
45 to 49	4,162	3,782	3,239	3,786	3,816	-346	-8%
50 to 54	3,713	3,708	3,347	3,533	3,323	-390	-11%
55 to 59	2,924	3,695	3,296	2,898	3,425	501	17%
60 to 61	1,020	1,346	1,244	1,101	1,312	292	29%
62 to 64	1,033	1,804	1,645	1,539	1,569	536	52%
65 to 69	1,585	2,930	3,300	3,023	2,706	1,121	71%
70 to 74	1,635	2,893	3,632	3,221	3,047	1,412	86%
75 to 79	1,916	2,402	3,752	4,193	3,819	1,903	99%
80 to 84	1,936	1,872	3,120	3,896	3,577	1,641	85%
85 and over	1,887	2,142	2,399	3,760	4,775	2,888	153%
Median Age	38.3	40.9	43.0	44.8	44.9	6.6	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	53,465	58,893	60,872	62,206	62,875	9,410	18%
Hispanic	13,460	17,385	19,456	21,585	23,393	9,933	74%
Non-Hispanic	40,005	41,508	41,416	40,621	39,482	-523	-1%
White	31,548	32,120	31,462	30,363	29,015	-2,533	-8%
Black	2,414	2,434	2,278	1,989	1,658	-756	-31%
American Indian	188	190	180	180	175	-13	-7%
Asian	3,229	4,098	4,645	5,093	5,515	2,286	71%
Hawaiian / Pacific Islander	579	523	475	431	406	-173	-30%
Other	71	99	119	125	126	55	77%
Two or More Races	1,976	2,044	2,257	2,440	2,587	611	31%

GROWTH TRENDS IN TOTAL POPULATION



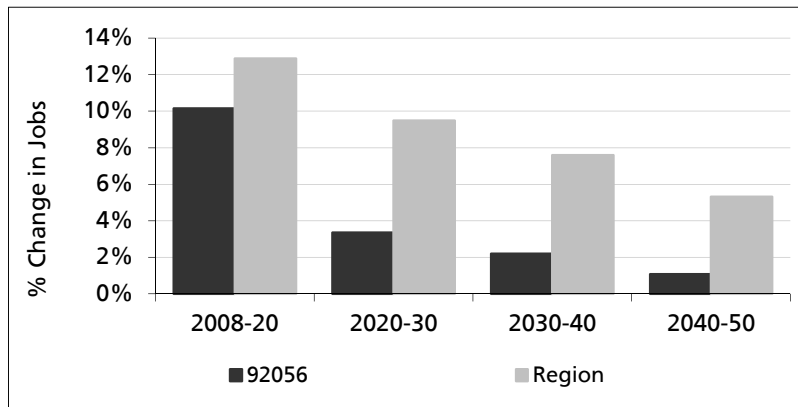
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	17,184	20,495	25,004	28,145	29,707	12,523	73%
Civilian Jobs	17,184	20,495	25,004	28,145	29,707	12,523	73%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,906	7,906	7,906	7,906	7,906	0	0%
Developed Acres	6,800	7,128	7,767	7,836	7,879	1,079	16%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,808	2,953	3,068	3,068	3,068	260	9%
Multiple Family	255	283	283	283	283	27	11%
Mobile Homes	41	41	41	41	41	0	0%
Other Residential	17	17	17	17	17	0	0%
Mixed Use	0	14	14	14	14	14	--
Industrial	487	578	642	703	739	252	52%
Commercial/Services	468	505	523	523	523	55	12%
Office	41	51	60	64	64	23	58%
Schools	189	192	197	202	209	20	10%
Roads and Freeways	1,329	1,329	1,329	1,329	1,329	0	0%
Agricultural and Extractive ²	59	59	56	56	56	-3	-5%
Parks and Military Use	1,107	1,107	1,536	1,536	1,536	430	39%
Vacant Developable Acres	1,102	774	135	66	23	-1,079	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	258	113	1	1	1	-257	-100%
Multiple Family	42	0	0	0	0	-42	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	252	161	97	36	0	-252	-100%
Commercial/Services	55	18	0	0	0	-55	-100%
Office	23	13	4	0	0	-23	-100%
Schools	22	19	14	9	2	-20	-91%
Parks and Other	430	430	0	0	0	-430	-100%
Future Roads and Freeways	20	20	20	20	20	0	0%
Constrained Acres	4	4	4	4	4	0	0%
Employment Density³	14.5	15.4	17.5	18.8	19.3	4.8	33%
Residential Density⁴	6.4	6.6	6.4	6.4	6.4	0.0	1%

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).