

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91911



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	79,343	81,497	82,201	85,167	89,402	10,059	13%
Household Population	78,778	80,783	81,225	83,896	87,900	9,122	12%
Group Quarters Population	565	714	976	1,271	1,502	937	166%
Civilian	565	714	976	1,271	1,502	937	166%
Military	0	0	0	0	0	0	0%
Total Housing Units	25,173	25,447	25,268	25,710	26,684	1,511	6%
Single Family	14,204	14,229	14,228	14,359	14,432	228	2%
Multiple Family	8,782	9,031	8,978	9,289	10,186	1,404	16%
Mobile Homes	2,187	2,187	2,062	2,062	2,066	-121	-6%
Occupied Housing Units	23,781	24,315	24,244	24,703	25,671	1,890	8%
Single Family	13,109	13,419	13,501	13,650	13,752	643	5%
Multiple Family	8,552	8,772	8,739	9,048	9,906	1,354	16%
Mobile Homes	2,120	2,124	2,004	2,005	2,013	-107	-5%
Vacancy Rate	5.5%	4.4%	4.1%	3.9%	3.8%	-1.7	-31%
Single Family	7.7%	5.7%	5.1%	4.9%	4.7%	-3.0	-39%
Multiple Family	2.6%	2.9%	2.7%	2.6%	2.7%	0.1	4%
Mobile Homes	3.1%	2.9%	2.8%	2.8%	0.0%	-3.1	-100%
Persons per Household	3.31	3.32	3.35	3.40	3.42	0.11	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	3,124	2,526	2,056	1,728	1,645	-1,479	-47%
\$15,000-\$29,999	4,761	4,191	3,629	3,210	3,087	-1,674	-35%
\$30,000-\$44,999	4,933	4,669	4,372	4,107	4,079	-854	-17%
\$45,000-\$59,999	3,682	3,999	4,024	4,051	4,108	426	12%
\$60,000-\$74,999	2,658	3,198	3,442	3,682	3,868	1,210	46%
\$75,000-\$99,999	2,492	2,906	3,308	3,816	4,097	1,605	64%
\$100,000-\$124,999	1,035	1,404	1,533	1,768	1,924	889	86%
\$125,000-\$149,999	560	759	862	931	1,034	474	85%
\$150,000-\$199,999	298	499	786	1,062	1,288	990	332%
\$200,000 or more	238	164	232	348	541	303	127%
Total Households	23,781	24,315	24,244	24,703	25,671	1,890	8%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,180	\$47,894	\$52,698	\$57,243	\$59,695	\$17,515	42%

***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.

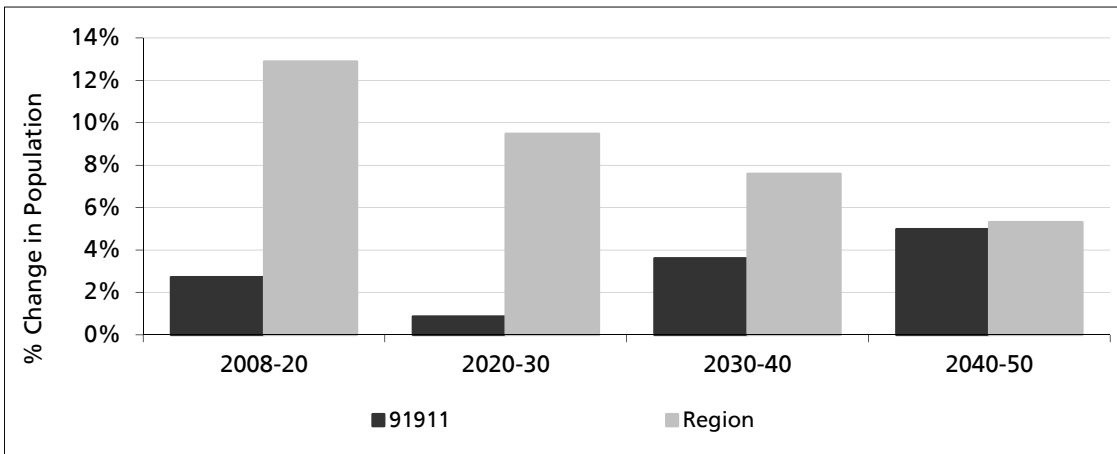
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	79,343	81,497	82,201	85,167	89,402	10,059	13%
Under 5	7,558	6,638	6,201	6,024	5,770	-1,788	-24%
5 to 9	5,862	6,348	5,590	5,627	5,502	-360	-6%
10 to 14	5,432	5,752	5,240	5,006	5,123	-309	-6%
15 to 17	3,585	3,257	3,027	2,854	2,973	-612	-17%
18 to 19	2,537	2,028	2,044	1,999	1,957	-580	-23%
20 to 24	6,061	4,806	5,512	5,179	5,190	-871	-14%
25 to 29	5,625	5,581	5,095	5,066	4,939	-686	-12%
30 to 34	5,454	4,820	4,014	4,732	4,586	-868	-16%
35 to 39	5,448	4,667	4,834	4,808	5,045	-403	-7%
40 to 44	5,716	5,523	5,285	4,682	5,788	72	1%
45 to 49	5,789	5,725	4,951	5,609	5,708	-81	-1%
50 to 54	4,703	5,144	4,978	4,925	4,632	-71	-2%
55 to 59	3,644	4,865	4,855	4,441	5,109	1,465	40%
60 to 61	1,090	1,708	1,781	1,871	2,119	1,029	94%
62 to 64	1,415	2,379	2,596	2,719	2,675	1,260	89%
65 to 69	2,244	3,598	4,313	4,511	4,422	2,178	97%
70 to 74	2,146	3,226	4,329	4,685	5,102	2,956	138%
75 to 79	2,073	2,310	3,626	4,544	5,129	3,056	147%
80 to 84	1,581	1,509	2,167	3,132	3,628	2,047	129%
85 and over	1,380	1,613	1,763	2,753	4,005	2,625	190%
Median Age	32.8	36.6	39.5	41.4	43.1	10.3	31%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	79,343	81,497	82,201	85,167	89,402	10,059	13%
Hispanic	49,307	52,498	54,316	57,718	62,023	12,716	26%
Non-Hispanic	30,036	28,999	27,885	27,449	27,379	-2,657	-9%
White	17,299	15,791	14,484	13,493	12,766	-4,533	-26%
Black	3,352	3,519	3,600	3,770	3,951	599	18%
American Indian	290	302	321	351	334	44	15%
Asian	6,473	6,719	6,684	6,835	7,168	695	11%
Hawaiian / Pacific Islander	399	384	361	372	355	-44	-11%
Other	94	139	172	207	198	104	111%
Two or More Races	2,129	2,145	2,263	2,421	2,607	478	22%

GROWTH TRENDS IN TOTAL POPULATION



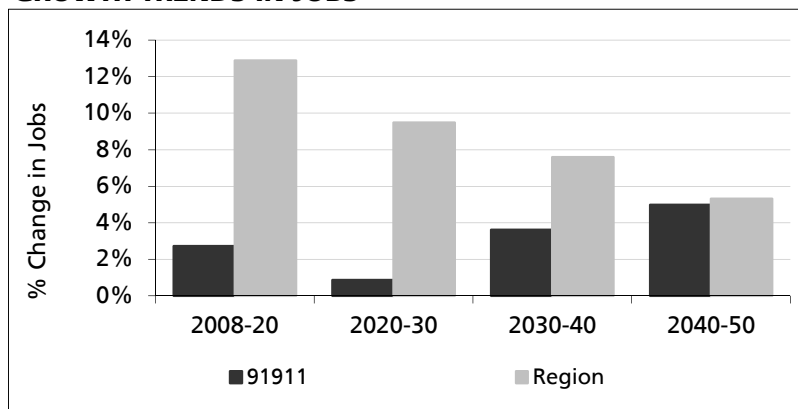
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	24,701	28,097	32,866	33,387	33,918	9,217	37%
Civilian Jobs	24,701	28,097	32,866	33,387	33,918	9,217	37%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,539	7,539	7,539	7,539	7,539	0	0%
Developed Acres	7,171	7,334	7,439	7,459	7,486	315	4%
Low Density Single Family	4	2	2	2	2	-2	-52%
Single Family	2,278	2,285	2,285	2,286	2,278	0	0%
Multiple Family	382	398	392	396	416	33	9%
Mobile Homes	212	212	205	205	204	-9	-4%
Other Residential	34	34	34	34	34	0	0%
Mixed Use	0	0	60	60	60	60	--
Industrial	655	721	812	825	841	187	29%
Commercial/Services	734	810	782	782	783	49	7%
Office	24	24	21	21	21	-3	-14%
Schools	270	270	270	270	270	0	0%
Roads and Freeways	1,358	1,358	1,358	1,358	1,358	0	0%
Agricultural and Extractive ²	406	406	406	406	406	0	0%
Parks and Military Use	813	813	813	814	814	1	0%
Vacant Developable Acres	368	205	100	80	53	-315	-86%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	21	16	13	7	7	-15	-69%
Multiple Family	30	14	13	11	1	-29	-96%
Mixed Use	16	16	9	9	9	-7	-44%
Industrial	214	147	54	44	28	-186	-87%
Commercial/Services	86	11	10	10	9	-78	-90%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	14.7	15.4	17.2	17.3	17.4	2.8	19%
Residential Density⁴	8.6	8.7	8.6	8.7	9.0	0.4	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).