

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92086



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,177	1,633	1,955	2,206	2,336	1,159	98%
Household Population	1,055	1,506	1,817	2,055	2,174	1,119	106%
Group Quarters Population	122	127	138	151	162	40	33%
Civilian	122	127	138	151	162	40	33%
Military	0	0	0	0	0	0	0%
Total Housing Units	567	715	811	905	950	383	68%
Single Family	225	383	480	578	625	400	178%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	342	332	331	327	325	-17	-5%
Occupied Housing Units	465	620	736	815	850	385	83%
Single Family	154	311	426	508	544	390	253%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	311	309	310	307	306	-5	-2%
Vacancy Rate	18.0%	13.3%	9.2%	9.9%	10.5%	-7.5	-42%
Single Family	31.6%	18.8%	11.3%	12.1%	13.0%	-18.6	-59%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	9.1%	6.9%	6.3%	6.1%	0.0%	-9.1	-100%
Persons per Household	2.27	2.43	2.47	2.52	2.56	0.29	13%

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	78	69	60	58	53	-25	-32%
\$15,000-\$29,999	104	100	92	92	86	-18	-17%
\$30,000-\$44,999	99	114	125	132	132	33	33%
\$45,000-\$59,999	53	87	110	128	132	79	149%
\$60,000-\$74,999	39	72	96	114	122	83	213%
\$75,000-\$99,999	33	85	122	137	150	117	355%
\$100,000-\$124,999	23	45	60	68	77	54	235%
\$125,000-\$149,999	5	26	37	44	46	41	820%
\$150,000-\$199,999	11	17	28	35	42	31	282%
\$200,000 or more	20	5	6	7	10	-10	-50%
Total Households	465	620	736	815	850	385	83%
Median Household Income							
Adjusted for inflation (\$1999)	\$37,652	\$49,655	\$57,409	\$59,707	\$62,705	\$25,053	67%

***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.

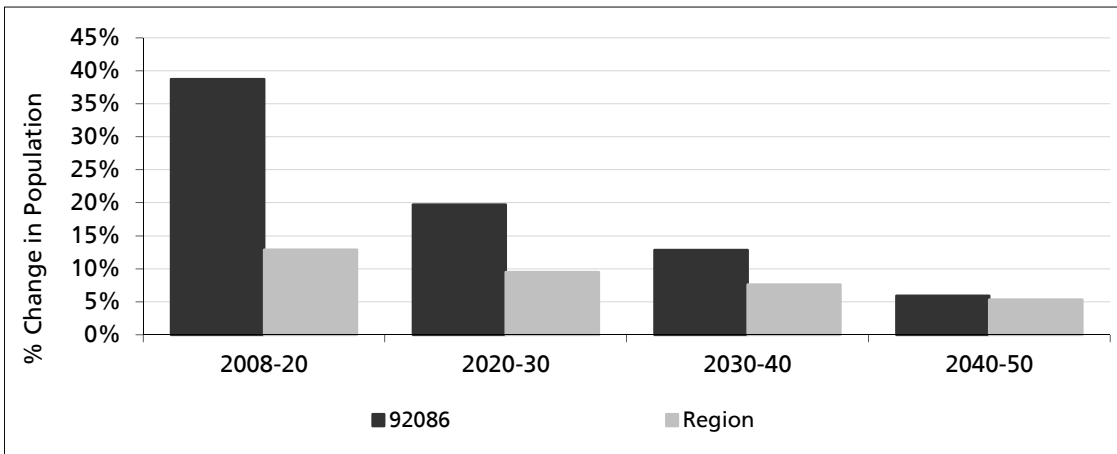
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,177	1,633	1,955	2,206	2,336	1,159	98%
Under 5	31	66	68	73	69	38	123%
5 to 9	59	111	129	125	128	69	117%
10 to 14	81	94	101	118	120	39	48%
15 to 17	33	78	64	57	60	27	82%
18 to 19	24	45	47	46	24	0	0%
20 to 24	72	82	91	92	113	41	57%
25 to 29	82	99	106	117	117	35	43%
30 to 34	58	58	55	63	77	19	33%
35 to 39	88	67	77	93	82	-6	-7%
40 to 44	107	101	135	126	146	39	36%
45 to 49	117	108	100	141	143	26	22%
50 to 54	90	120	151	171	168	78	87%
55 to 59	70	167	155	173	220	150	214%
60 to 61	17	42	47	39	59	42	247%
62 to 64	47	101	105	106	95	48	102%
65 to 69	50	77	105	88	67	17	34%
70 to 74	41	69	120	145	127	86	210%
75 to 79	57	43	109	144	148	91	160%
80 to 84	23	37	86	111	90	67	291%
85 and over	30	68	104	178	283	253	843%
Median Age	42.8	45.7	50.1	51.5	52.6	9.8	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,177	1,633	1,955	2,206	2,336	1,159	98%
Hispanic	338	623	791	932	1,006	668	198%
Non-Hispanic	839	1,010	1,164	1,274	1,330	491	59%
White	599	772	936	1,034	1,071	472	79%
Black	42	92	106	129	157	115	274%
American Indian	166	114	86	54	25	-141	-85%
Asian	5	14	17	29	43	38	760%
Hawaiian / Pacific Islander	5	2	1	1	3	-2	-40%
Other	11	0	0	0	0	-11	-100%
Two or More Races	11	16	18	27	31	20	182%

GROWTH TRENDS IN TOTAL POPULATION



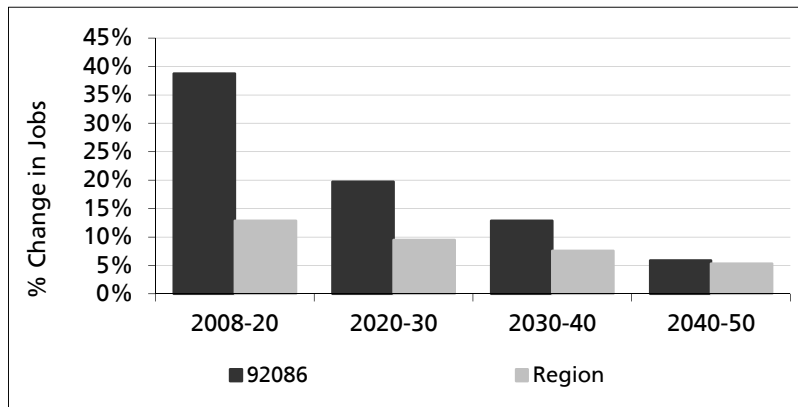
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	509	526	536	571	593	84	17%
Civilian Jobs	509	526	536	571	593	84	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	76,383	76,383	76,383	76,383	76,383	0	0%
Developed Acres	14,903	16,348	16,900	19,578	20,757	5,854	39%
Low Density Single Family	1,774	3,218	3,765	6,446	7,622	5,848	330%
Single Family	115	116	120	126	128	13	12%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	172	172	172	172	172	0	0%
Other Residential	38	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	852	852	853	854	855	2	0%
Office	0	0	0	0	0	0	--
Schools	11	11	11	11	11	0	0%
Roads and Freeways	245	245	245	245	245	0	0%
Agricultural and Extractive ²	737	737	737	727	727	-10	-1%
Parks and Military Use	10,958	10,958	10,958	10,958	10,958	0	0%
Vacant Developable Acres	7,162	5,717	5,165	2,487	1,308	-5,854	-82%
Low Density Single Family	7,119	5,674	5,127	2,456	1,280	-5,838	-82%
Single Family	37	37	32	26	24	-13	-36%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	5	5	5	4	3	-2	-41%
Office	1	0	0	0	0	0	-52%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	54,318	54,318	54,318	54,318	54,318	0	0%
Employment Density³	0.6	0.6	0.6	0.7	0.7	0.1	16%
Residential Density⁴	0.3	0.2	0.2	0.1	0.1	-0.2	-56%

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).