

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92129



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	56,898	63,633	65,116	66,805	68,567	11,669	21%
Household Population	56,810	63,539	65,015	66,695	68,446	11,636	20%
Group Quarters Population	88	94	101	110	121	33	38%
Civilian	88	94	101	110	121	33	38%
Military	0	0	0	0	0	0	0%
Total Housing Units	17,449	19,463	19,667	19,859	20,169	2,720	16%
Single Family	12,521	13,559	13,763	13,806	13,824	1,303	10%
Multiple Family	4,928	5,904	5,904	6,053	6,345	1,417	29%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	16,931	18,982	19,236	19,433	19,756	2,825	17%
Single Family	12,113	13,212	13,457	13,504	13,537	1,424	12%
Multiple Family	4,818	5,770	5,779	5,929	6,219	1,401	29%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.0%	2.5%	2.2%	2.1%	2.0%	-1.0	-33%
Single Family	3.3%	2.6%	2.2%	2.2%	2.1%	-1.2	-36%
Multiple Family	2.2%	2.3%	2.1%	2.0%	2.0%	-0.2	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.36	3.35	3.38	3.43	3.46	0.10	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	646	630	488	412	368	-278	-43%
\$15,000-\$29,999	1,151	903	698	585	515	-636	-55%
\$30,000-\$44,999	1,487	1,423	1,149	976	873	-614	-41%
\$45,000-\$59,999	1,935	1,886	1,597	1,397	1,270	-665	-34%
\$60,000-\$74,999	2,246	2,168	1,934	1,750	1,624	-622	-28%
\$75,000-\$99,999	3,302	3,610	3,428	3,250	3,127	-175	-5%
\$100,000-\$124,999	2,778	2,993	3,105	3,120	3,127	349	13%
\$125,000-\$149,999	1,611	2,182	2,463	2,618	2,727	1,116	69%
\$150,000-\$199,999	1,080	2,273	2,882	3,317	3,655	2,575	238%
\$200,000 or more	695	914	1,492	2,008	2,470	1,775	255%
Total Households	16,931	18,982	19,236	19,433	19,756	2,825	17%
Median Household Income							
Adjusted for inflation (\$1999)	\$82,575	\$92,181	\$102,609	\$110,789	\$116,797	\$34,222	41%

***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.

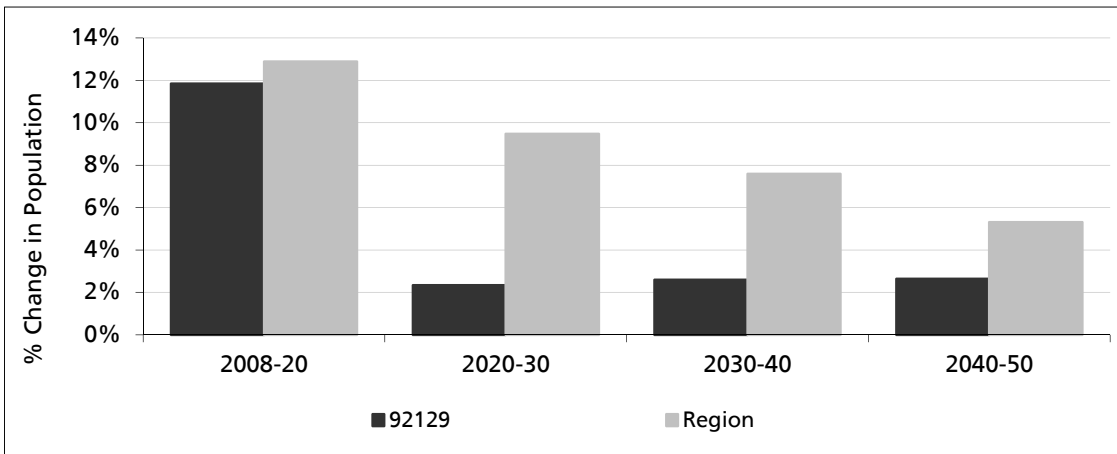
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	56,898	63,633	65,116	66,805	68,567	11,669	21%
Under 5	3,135	3,119	3,148	3,101	3,062	-73	-2%
5 to 9	3,252	3,491	3,576	3,538	3,479	227	7%
10 to 14	4,421	5,069	4,844	4,992	4,946	525	12%
15 to 17	2,925	3,087	3,019	3,150	3,110	185	6%
18 to 19	2,110	1,899	1,939	1,892	1,933	-177	-8%
20 to 24	5,137	5,189	5,814	5,487	5,474	337	7%
25 to 29	3,559	4,260	4,363	4,308	4,351	792	22%
30 to 34	2,668	3,003	2,706	3,125	3,050	382	14%
35 to 39	3,209	2,926	3,158	3,258	3,277	68	2%
40 to 44	4,457	4,027	4,353	4,105	4,561	104	2%
45 to 49	5,637	5,127	4,550	5,246	5,356	-281	-5%
50 to 54	5,285	5,377	5,043	5,486	5,237	-48	-1%
55 to 59	4,281	5,605	5,056	4,659	5,347	1,066	25%
60 to 61	1,455	2,127	1,984	1,949	2,220	765	53%
62 to 64	1,429	2,619	2,595	2,503	2,632	1,203	84%
65 to 69	1,528	3,021	3,584	3,367	3,309	1,781	117%
70 to 74	934	1,645	2,270	2,259	2,326	1,392	149%
75 to 79	553	740	1,295	1,557	1,546	993	180%
80 to 84	461	568	933	1,350	1,402	941	204%
85 and over	462	734	886	1,473	1,949	1,487	322%
Median Age	36.9	39.6	40.0	40.7	41.8	4.9	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	56,898	63,633	65,116	66,805	68,567	11,669	21%
Hispanic	5,276	6,680	7,315	8,099	8,888	3,612	68%
Non-Hispanic	51,622	56,953	57,801	58,706	59,679	8,057	16%
White	29,184	28,919	28,133	26,508	24,950	-4,234	-15%
Black	1,493	1,850	1,971	2,106	2,269	776	52%
American Indian	101	258	315	327	333	232	230%
Asian	17,983	22,070	22,874	24,562	26,285	8,302	46%
Hawaiian / Pacific Islander	204	458	630	767	858	654	321%
Other	159	308	347	410	450	291	183%
Two or More Races	2,498	3,090	3,531	4,026	4,534	2,036	82%

GROWTH TRENDS IN TOTAL POPULATION



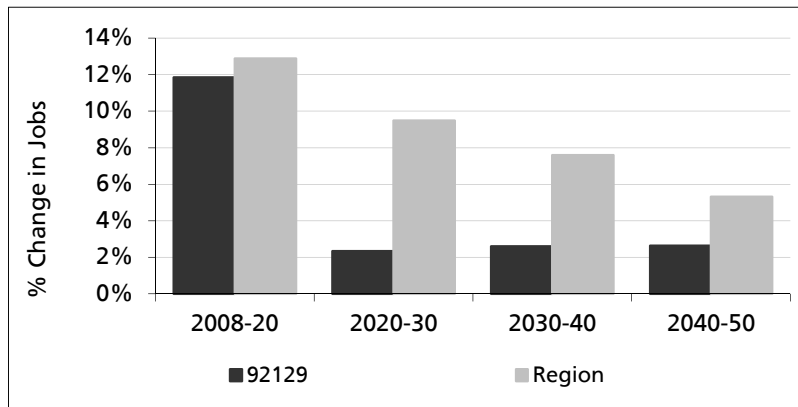
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,812	8,343	8,527	8,573	8,726	914	12%
Civilian Jobs	7,812	8,343	8,527	8,573	8,726	914	12%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	9,283	9,283	9,283	9,283	9,283	0	0%
Developed Acres	8,891	9,173	9,210	9,216	9,269	378	4%
Low Density Single Family	0	13	13	13	13	13	--
Single Family	2,404	2,684	2,710	2,710	2,710	306	13%
Multiple Family	321	336	336	336	336	15	5%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	33	32	31	31	31	-2	-6%
Commercial/Services	265	274	282	284	284	19	7%
Office	17	38	38	38	38	21	123%
Schools	285	294	296	296	296	11	4%
Roads and Freeways	1,308	1,308	1,308	1,308	1,308	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	4,256	4,192	4,194	4,199	4,252	-5	0%
Vacant Developable Acres	392	110	73	67	14	-378	-96%
Low Density Single Family	13	0	0	0	0	-13	-100%
Single Family	240	26	0	0	0	-240	-100%
Multiple Family	15	0	0	0	0	-15	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	17	9	1	0	0	-17	-100%
Office	21	0	0	0	0	-21	-100%
Schools	11	2	0	0	0	-11	-100%
Parks and Other	61	59	58	53	0	-61	-100%
Future Roads and Freeways	14	14	14	14	14	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	13.0	13.1	13.2	13.2	13.5	0.4	3%
Residential Density⁴	6.4	6.4	6.4	6.5	6.6	0.2	3%

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).