

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92025



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,714	55,088	61,991	65,950	69,686	20,972	43%
Household Population	47,440	53,517	59,863	63,108	66,304	18,864	40%
Group Quarters Population	1,274	1,571	2,128	2,842	3,382	2,108	165%
Civilian	1,274	1,571	2,128	2,842	3,382	2,108	165%
Military	0	0	0	0	0	0	0%
Total Housing Units	14,968	16,997	18,711	19,390	20,247	5,279	35%
Single Family	9,296	9,535	9,721	9,779	9,781	485	5%
Multiple Family	5,346	7,166	8,694	9,315	10,170	4,824	90%
Mobile Homes	326	296	296	296	296	-30	-9%
Occupied Housing Units	14,398	16,256	17,992	18,673	19,519	5,121	36%
Single Family	8,992	9,148	9,346	9,405	9,419	427	5%
Multiple Family	5,096	6,828	8,365	8,986	9,818	4,722	93%
Mobile Homes	310	280	281	282	282	-28	-9%
Vacancy Rate	3.8%	4.4%	3.8%	3.7%	3.6%	-0.2	-5%
Single Family	3.3%	4.1%	3.9%	3.8%	3.7%	0.4	12%
Multiple Family	4.7%	4.7%	3.8%	3.5%	3.5%	-1.2	-26%
Mobile Homes	4.9%	5.4%	5.1%	4.7%	0.0%	-4.9	-100%
Persons per Household	3.29	3.29	3.33	3.38	3.40	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	1,682	1,417	1,192	1,003	858	-824	-49%
\$15,000-\$29,999	2,875	2,542	2,271	1,990	1,780	-1,095	-38%
\$30,000-\$44,999	2,581	2,602	2,488	2,308	2,139	-442	-17%
\$45,000-\$59,999	2,169	2,247	2,354	2,287	2,206	37	2%
\$60,000-\$74,999	1,491	1,815	2,112	2,154	2,165	674	45%
\$75,000-\$99,999	1,444	2,208	2,808	3,062	3,302	1,858	129%
\$100,000-\$124,999	935	1,364	1,790	2,180	2,514	1,579	169%
\$125,000-\$149,999	471	750	1,016	1,225	1,453	982	208%
\$150,000-\$199,999	370	797	1,079	1,267	1,510	1,140	308%
\$200,000 or more	380	514	882	1,197	1,592	1,212	319%
Total Households	14,398	16,256	17,992	18,673	19,519	5,121	36%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,422	\$55,461	\$64,908	\$72,176	\$79,630	\$34,208	75%

***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.

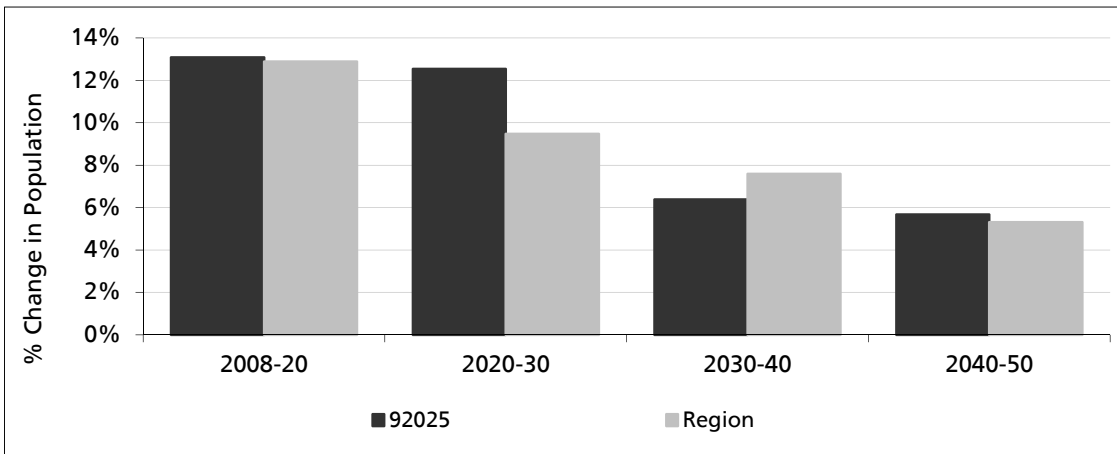
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,714	55,088	61,991	65,950	69,686	20,972	43%
Under 5	4,446	4,697	5,171	5,392	5,407	961	22%
5 to 9	3,722	4,654	4,903	5,213	5,351	1,629	44%
10 to 14	3,700	4,674	4,949	5,086	5,414	1,714	46%
15 to 17	2,405	2,542	2,839	2,884	3,162	757	31%
18 to 19	1,584	1,379	1,699	1,724	1,805	221	14%
20 to 24	3,485	3,229	4,291	4,229	4,370	885	25%
25 to 29	3,776	4,402	4,752	5,175	5,212	1,436	38%
30 to 34	3,771	3,969	3,878	4,975	5,094	1,323	35%
35 to 39	3,596	3,657	4,490	4,625	5,273	1,677	47%
40 to 44	3,335	3,557	4,013	3,775	4,710	1,375	41%
45 to 49	3,222	3,366	3,301	3,869	3,953	731	23%
50 to 54	2,981	3,154	3,393	3,550	3,258	277	9%
55 to 59	2,376	2,983	3,122	2,869	3,354	978	41%
60 to 61	911	1,222	1,248	1,234	1,449	538	59%
62 to 64	894	1,451	1,510	1,544	1,562	668	75%
65 to 69	1,187	2,019	2,550	2,647	2,512	1,325	112%
70 to 74	1,003	1,601	2,190	2,232	2,330	1,327	132%
75 to 79	840	968	1,586	1,896	1,889	1,049	125%
80 to 84	577	586	992	1,351	1,382	805	140%
85 and over	903	978	1,114	1,680	2,199	1,296	144%
Median Age	31.6	32.5	33.1	33.3	34.0	2.4	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,714	55,088	61,991	65,950	69,686	20,972	43%
Hispanic	25,317	33,438	41,329	46,880	52,868	27,551	109%
Non-Hispanic	23,397	21,650	20,662	19,070	16,818	-6,579	-28%
White	19,189	16,790	14,946	12,613	9,745	-9,444	-49%
Black	775	1,092	1,424	1,737	1,952	1,177	152%
American Indian	247	220	188	160	163	-84	-34%
Asian	1,871	2,134	2,468	2,789	3,067	1,196	64%
Hawaiian / Pacific Islander	64	80	106	118	121	57	89%
Other	117	126	139	152	155	38	32%
Two or More Races	1,134	1,208	1,391	1,501	1,615	481	42%

GROWTH TRENDS IN TOTAL POPULATION



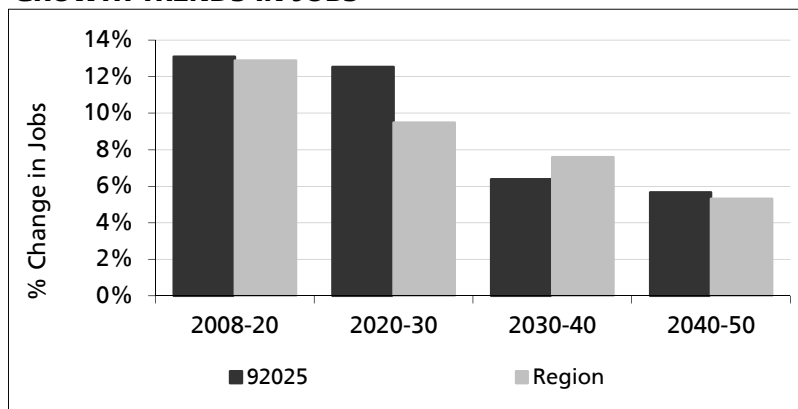
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	28,742	29,548	31,021	32,554	33,659	4,917	17%
Civilian Jobs	28,742	29,548	31,021	32,554	33,659	4,917	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	16,387	16,387	16,387	16,387	16,387	0	0%
Developed Acres	15,017	15,383	15,584	15,635	15,897	881	6%
Low Density Single Family	1,988	2,942	3,264	3,352	3,596	1,609	81%
Single Family	2,300	2,339	2,352	2,357	2,356	56	2%
Multiple Family	225	255	301	302	302	77	34%
Mobile Homes	34	33	33	33	33	-1	-3%
Other Residential	57	57	57	57	57	0	0%
Mixed Use	0	21	27	41	59	59	--
Industrial	255	239	234	237	252	-4	-1%
Commercial/Services	817	832	849	843	824	7	1%
Office	90	90	89	97	99	9	10%
Schools	151	151	151	151	151	0	0%
Roads and Freeways	1,396	1,396	1,396	1,396	1,396	0	0%
Agricultural and Extractive ²	3,741	3,054	2,857	2,796	2,789	-952	-25%
Parks and Military Use	3,964	3,974	3,974	3,974	3,984	20	1%
Vacant Developable Acres	1,300	934	733	683	420	-881	-68%
Low Density Single Family	1,117	820	689	657	413	-705	-63%
Single Family	94	62	11	7	7	-87	-93%
Multiple Family	19	7	1	0	0	-19	-100%
Mixed Use	9	3	1	1	0	-9	-100%
Industrial	20	19	19	15	0	-20	-100%
Commercial/Services	22	14	5	0	0	-22	-100%
Office	7	7	7	2	0	-7	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	10	0	0	0	0	-10	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	70	70	70	70	70	0	0%
Employment Density³	21.9	22.3	23.2	24.1	24.9	2.9	13%
Residential Density⁴	3.3	3.0	3.1	3.2	3.2	-0.1	-2%

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).