

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91913



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	39,671	59,709	63,384	79,388	79,366	39,695	100%
Household Population	39,671	59,709	63,384	79,388	79,366	39,695	100%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	12,292	18,351	19,621	24,751	24,750	12,458	101%
Single Family	8,080	10,525	10,749	11,382	11,382	3,302	41%
Multiple Family	4,015	7,634	8,680	13,178	13,178	9,163	228%
Mobile Homes	197	192	192	191	190	-7	-4%
Occupied Housing Units	11,747	17,803	19,164	24,235	24,257	12,510	106%
Single Family	7,589	10,066	10,384	11,007	11,027	3,438	45%
Multiple Family	3,966	7,549	8,592	13,041	13,044	9,078	229%
Mobile Homes	192	188	188	187	186	-6	-3%
Vacancy Rate	4.4%	3.0%	2.3%	2.1%	2.0%	-2.4	-55%
Single Family	6.1%	4.4%	3.4%	3.3%	3.1%	-3.0	-49%
Multiple Family	1.2%	1.1%	1.0%	1.0%	1.0%	-0.2	-17%
Mobile Homes	2.5%	2.1%	2.1%	2.1%	0.0%	-2.5	-100%
Persons per Household	3.38	3.35	3.31	3.28	3.27	-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	307	273	195	160	130	-177	-58%
\$15,000-\$29,999	807	880	706	612	515	-292	-36%
\$30,000-\$44,999	1,534	1,629	1,421	1,300	1,127	-407	-27%
\$45,000-\$59,999	1,716	2,251	2,129	2,055	1,834	118	7%
\$60,000-\$74,999	2,128	2,413	2,421	2,459	2,260	132	6%
\$75,000-\$99,999	2,156	3,392	3,614	4,196	4,032	1,876	87%
\$100,000-\$124,999	1,099	2,685	3,068	4,063	4,085	2,986	272%
\$125,000-\$149,999	911	1,835	2,208	3,230	3,375	2,464	270%
\$150,000-\$199,999	656	1,723	2,279	3,756	4,066	3,410	520%
\$200,000 or more	433	722	1,123	2,404	2,833	2,400	554%
Total Households	11,747	17,803	19,164	24,235	24,257	12,510	106%
Median Household Income							
Adjusted for inflation (\$1999)	\$70,640	\$85,727	\$93,747	\$108,217	\$113,651	\$43,011	61%

***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.

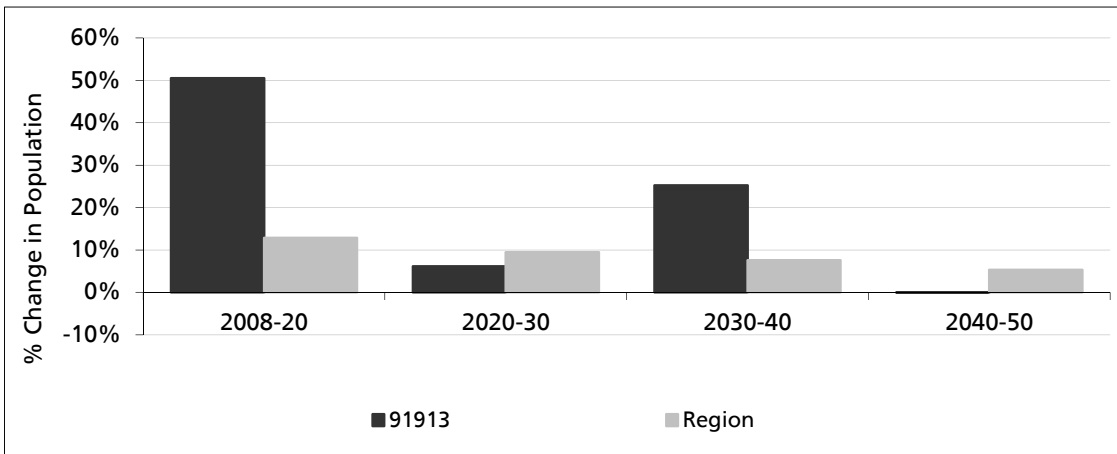
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	39,671	59,709	63,384	79,388	79,366	39,695	100%
Under 5	3,960	5,161	5,080	5,971	5,678	1,718	43%
5 to 9	3,180	4,715	4,635	5,547	5,532	2,352	74%
10 to 14	2,895	4,436	4,195	5,046	4,953	2,058	71%
15 to 17	1,989	2,637	2,705	3,186	3,111	1,122	56%
18 to 19	1,264	1,561	1,823	2,002	2,083	819	65%
20 to 24	2,962	3,793	4,629	5,379	5,431	2,469	83%
25 to 29	2,417	3,762	3,769	4,947	4,578	2,161	89%
30 to 34	2,336	3,090	2,664	3,778	3,628	1,292	55%
35 to 39	2,949	3,436	3,833	4,340	4,527	1,578	54%
40 to 44	3,402	4,490	4,635	4,999	5,611	2,209	65%
45 to 49	3,055	4,080	4,014	5,347	5,397	2,342	77%
50 to 54	2,572	4,041	4,002	5,338	4,899	2,327	90%
55 to 59	1,967	3,988	4,090	4,782	5,064	3,097	157%
60 to 61	764	1,425	1,473	1,737	1,803	1,039	136%
62 to 64	862	2,080	2,187	2,921	2,941	2,079	241%
65 to 69	905	2,785	3,457	4,530	4,278	3,373	373%
70 to 74	833	1,772	2,520	3,352	3,338	2,505	301%
75 to 79	617	1,188	1,877	2,866	2,981	2,364	383%
80 to 84	443	630	1,023	1,749	1,747	1,304	294%
85 and over	299	639	773	1,571	1,786	1,487	497%
Median Age	32.5	36.0	37.9	39.4	40.1	7.6	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	39,671	59,709	63,384	79,388	79,366	39,695	100%
Hispanic	14,954	25,492	28,345	37,929	39,497	24,543	164%
Non-Hispanic	24,717	34,217	35,039	41,459	39,869	15,152	61%
White	11,640	14,048	12,858	13,074	10,367	-1,273	-11%
Black	2,022	3,460	4,178	5,650	6,324	4,302	213%
American Indian	56	292	373	434	463	407	727%
Asian	9,320	13,400	14,007	17,203	17,028	7,708	83%
Hawaiian / Pacific Islander	199	529	529	895	1,058	859	432%
Other	115	310	470	543	611	496	431%
Two or More Races	1,365	2,178	2,624	3,660	4,018	2,653	194%

GROWTH TRENDS IN TOTAL POPULATION



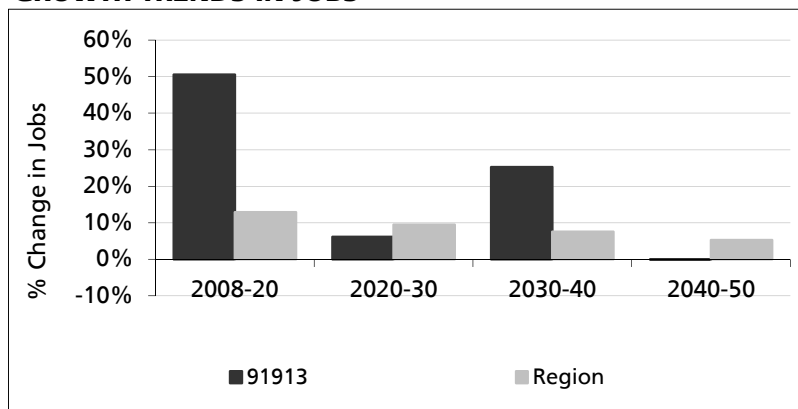
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,756	6,902	10,193	10,193	10,193	6,437	171%
Civilian Jobs	3,756	6,902	10,193	10,193	10,193	6,437	171%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,128	7,128	7,128	7,128	7,128	0	0%
Developed Acres	5,401	6,274	6,623	7,081	7,081	1,681	31%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,210	1,724	1,747	1,875	1,875	665	55%
Multiple Family	180	254	378	709	709	529	295%
Mobile Homes	30	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	213	213	213	213	213	--
Industrial	69	123	203	203	203	134	193%
Commercial/Services	41	41	60	60	60	19	48%
Office	11	11	12	12	12	1	10%
Schools	254	262	262	262	262	8	3%
Roads and Freeways	994	994	994	994	994	0	0%
Agricultural and Extractive ²	386	386	386	386	386	0	0%
Parks and Military Use	2,226	2,236	2,338	2,338	2,338	112	5%
Vacant Developable Acres	1,708	836	486	28	28	-1,681	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	665	151	128	0	0	-665	-100%
Multiple Family	531	455	330	0	0	-531	-100%
Mixed Use	207	0	0	0	0	-207	-100%
Industrial	134	80	0	0	0	-134	-100%
Commercial/Services	24	19	0	0	0	-24	-100%
Office	1	0	0	0	0	-1	-100%
Schools	8	0	0	0	0	-8	-100%
Parks and Other	112	102	0	0	0	-112	-100%
Future Roads and Freeways	28	28	28	28	28	0	0%
Constrained Acres	19	19	19	19	19	0	0%
Employment Density³	10.0	12.7	15.8	15.8	15.8	5.8	58%
Residential Density⁴	8.7	8.7	8.7	9.1	9.1	0.4	5%

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).