

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92126



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	76,643	86,502	108,718	113,128	114,737	38,094	50%
Household Population	73,354	82,087	103,989	108,003	109,326	35,972	49%
Group Quarters Population	3,289	4,415	4,729	5,125	5,411	2,122	65%
Civilian	528	713	1,027	1,423	1,709	1,181	224%
Military	2,761	3,702	3,702	3,702	3,702	941	34%
Total Housing Units	23,849	26,387	33,000	34,286	34,744	10,895	46%
Single Family	15,888	16,017	16,017	16,115	16,286	398	3%
Multiple Family	7,675	10,370	16,983	18,171	18,458	10,783	140%
Mobile Homes	286	0	0	0	0	-286	-100%
Occupied Housing Units	23,030	25,643	32,193	33,467	33,945	10,915	47%
Single Family	15,328	15,563	15,626	15,729	15,913	585	4%
Multiple Family	7,434	10,080	16,567	17,738	18,032	10,598	143%
Mobile Homes	268	0	0	0	0	-268	-100%
Vacancy Rate	3.4%	2.8%	2.4%	2.4%	2.3%	-1.1	-32%
Single Family	3.5%	2.8%	2.4%	2.4%	2.3%	-1.2	-34%
Multiple Family	3.1%	2.8%	2.4%	2.4%	2.3%	-0.8	-26%
Mobile Homes	6.3%	0.0%	0.0%	0.0%	0.0%	-6.3	-100%
Persons per Household	3.19	3.20	3.23	3.23	3.22	0.03	1%

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	1,309	1,086	1,005	798	659	-650	-50%
\$15,000-\$29,999	2,622	2,118	1,988	1,599	1,327	-1,295	-49%
\$30,000-\$44,999	3,506	3,293	3,297	2,802	2,416	-1,090	-31%
\$45,000-\$59,999	3,857	3,850	4,141	3,712	3,320	-537	-14%
\$60,000-\$74,999	3,477	3,673	4,280	4,061	3,771	294	8%
\$75,000-\$99,999	4,251	5,033	6,474	6,618	6,477	2,226	52%
\$100,000-\$124,999	2,120	3,183	4,671	5,253	5,502	3,382	160%
\$125,000-\$149,999	965	1,790	2,966	3,666	4,108	3,143	326%
\$150,000-\$199,999	671	1,303	2,552	3,544	4,336	3,665	546%
\$200,000 or more	252	314	819	1,414	2,029	1,777	705%
Total Households	23,030	25,643	32,193	33,467	33,945	10,915	47%
Median Household Income							
Adjusted for inflation (\$1999)	\$60,953	\$70,105	\$80,350	\$89,209	\$96,150	\$35,197	58%

***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.

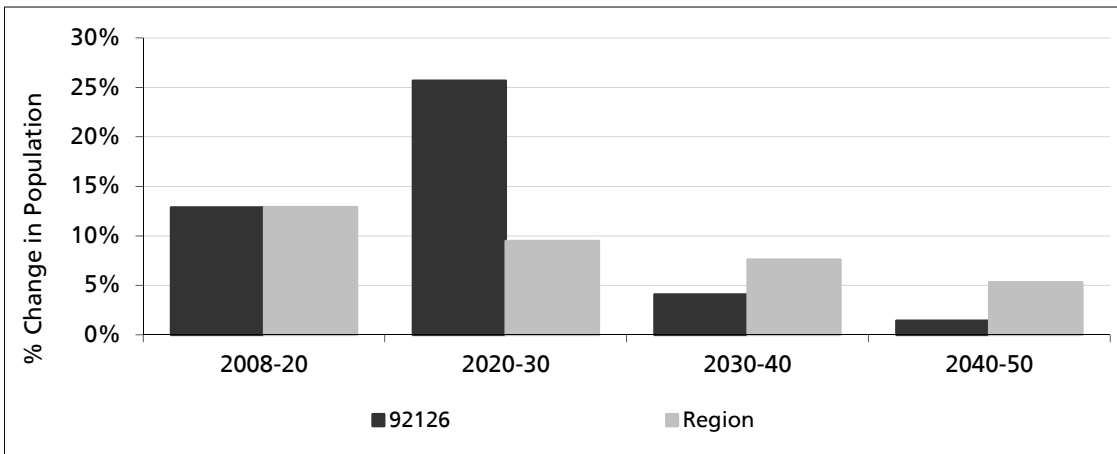
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	76,643	86,502	108,718	113,128	114,737	38,094	50%
Under 5	5,212	5,301	6,293	6,375	6,089	877	17%
5 to 9	4,603	5,276	6,181	6,215	6,178	1,575	34%
10 to 14	4,273	5,210	6,034	5,931	5,973	1,700	40%
15 to 17	2,440	2,583	3,280	3,201	3,253	813	33%
18 to 19	2,077	1,751	2,286	2,239	2,221	144	7%
20 to 24	6,787	7,213	8,886	8,627	8,490	1,703	25%
25 to 29	5,220	5,637	6,908	7,078	6,921	1,701	33%
30 to 34	6,409	7,090	8,075	9,082	8,500	2,091	33%
35 to 39	7,412	7,127	9,413	9,613	9,628	2,216	30%
40 to 44	6,672	6,693	8,567	8,200	9,070	2,398	36%
45 to 49	6,091	5,848	6,643	7,360	7,434	1,343	22%
50 to 54	5,306	5,384	6,453	6,898	6,489	1,183	22%
55 to 59	4,349	5,729	6,559	6,269	6,929	2,580	59%
60 to 61	1,476	2,199	2,567	2,602	2,933	1,457	99%
62 to 64	1,591	2,931	3,526	3,534	3,669	2,078	131%
65 to 69	2,041	3,901	5,595	5,520	5,289	3,248	159%
70 to 74	1,519	2,530	4,184	4,302	4,374	2,855	188%
75 to 79	1,370	1,744	3,511	4,326	4,384	3,014	220%
80 to 84	935	1,081	2,015	2,885	3,045	2,110	226%
85 and over	860	1,274	1,742	2,871	3,868	3,008	350%
Median Age	35.9	37.2	38.4	39.1	40.1	4.2	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	76,643	86,502	108,718	113,128	114,737	38,094	50%
Hispanic	9,185	11,058	14,398	15,837	16,832	7,647	83%
Non-Hispanic	67,458	75,444	94,320	97,291	97,905	30,447	45%
White	26,551	26,109	30,015	27,643	24,537	-2,014	-8%
Black	3,790	4,502	5,246	5,441	5,524	1,734	46%
American Indian	227	644	920	1,003	987	760	335%
Asian	32,459	38,122	49,142	52,659	55,155	22,696	70%
Hawaiian / Pacific Islander	416	873	1,365	1,644	1,819	1,403	337%
Other	227	433	792	895	935	708	312%
Two or More Races	3,788	4,761	6,840	8,006	8,948	5,160	136%

GROWTH TRENDS IN TOTAL POPULATION



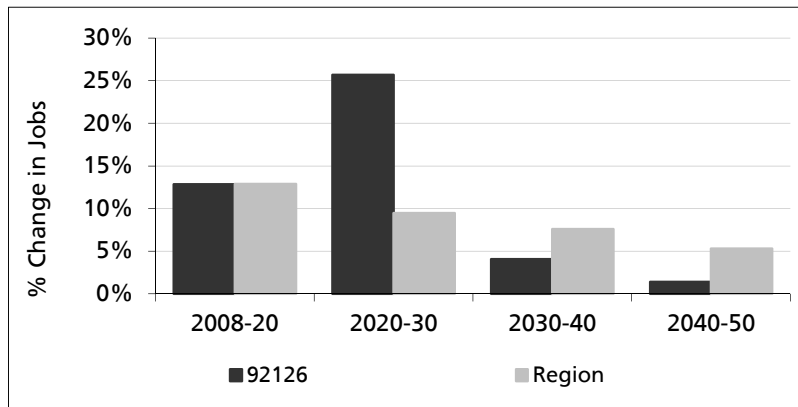
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	35,033	36,110	36,552	36,674	39,414	4,381	13%
Civilian Jobs	25,663	26,740	27,182	27,304	30,044	4,381	17%
Military Jobs	9,370	9,370	9,370	9,370	9,370	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	6,889	6,889	6,889	6,889	6,889	0	0%
Developed Acres	6,283	6,359	6,569	6,649	6,737	454	7%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,165	2,181	2,181	2,181	2,181	16	1%
Multiple Family	331	424	532	534	535	204	62%
Mobile Homes	35	0	0	0	0	-35	-100%
Other Residential	58	58	58	58	58	0	0%
Mixed Use	0	33	101	104	104	104	--
Industrial	451	453	495	499	575	124	27%
Commercial/Services	364	364	364	364	365	1	0%
Office	46	46	46	94	97	51	112%
Schools	252	254	256	259	265	13	5%
Roads and Freeways	1,090	1,090	1,090	1,090	1,090	0	0%
Agricultural and Extractive ²	147	115	104	104	104	-44	-30%
Parks and Military Use	1,342	1,342	1,342	1,362	1,362	20	1%
Vacant Developable Acres	484	408	199	118	30	-454	-94%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	0	0	0	0	-16	-99%
Multiple Family	169	111	3	1	0	-169	-100%
Mixed Use	60	60	3	1	0	-60	-100%
Industrial	124	123	81	76	0	-124	-100%
Commercial/Services	1	1	1	1	0	-1	-100%
Office	51	51	51	3	0	-51	-100%
Schools	13	12	10	7	0	-13	-99%
Parks and Other	20	20	20	0	0	-20	-100%
Future Roads and Freeways	30	30	30	30	30	0	0%
Constrained Acres	122	122	122	122	122	0	0%
Employment Density³	23.0	23.6	22.4	21.5	22.2	-0.9	-4%
Residential Density⁴	9.2	9.8	11.7	12.1	12.3	3.1	33%

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).