

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92014



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	14,398	15,013	15,385	15,774	16,040	1,642	11%
Household Population	14,308	14,899	15,213	15,537	15,754	1,446	10%
Group Quarters Population	90	114	172	237	286	196	218%
Civilian	90	114	172	237	286	196	218%
Military	0	0	0	0	0	0	0%
Total Housing Units	6,697	6,877	6,929	6,929	6,929	232	3%
Single Family	5,286	5,443	5,495	5,495	5,495	209	4%
Multiple Family	1,411	1,434	1,434	1,434	1,434	23	2%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	6,087	6,266	6,364	6,390	6,411	324	5%
Single Family	4,829	4,979	5,068	5,086	5,102	273	6%
Multiple Family	1,258	1,287	1,296	1,304	1,309	51	4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.1%	8.9%	8.2%	7.8%	7.5%	-1.6	-18%
Single Family	8.6%	8.5%	7.8%	7.4%	7.2%	-1.4	-16%
Multiple Family	10.8%	10.3%	9.6%	9.1%	8.7%	-2.1	-19%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.38	2.39	2.43	2.46	0.11	5%

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	293	280	253	243	233	-60	-20%
\$15,000-\$29,999	376	312	279	261	248	-128	-34%
\$30,000-\$44,999	589	412	371	347	328	-261	-44%
\$45,000-\$59,999	415	446	414	394	375	-40	-10%
\$60,000-\$74,999	410	495	470	445	426	16	4%
\$75,000-\$99,999	885	771	745	720	696	-189	-21%
\$100,000-\$124,999	737	676	677	667	657	-80	-11%
\$125,000-\$149,999	463	568	587	589	589	126	27%
\$150,000-\$199,999	698	859	914	936	950	252	36%
\$200,000 or more	1,221	1,447	1,654	1,788	1,909	688	56%
Total Households	6,087	6,266	6,364	6,390	6,411	324	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$102,561	\$115,422	\$124,003	\$130,008	\$135,293	\$32,732	32%

***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.

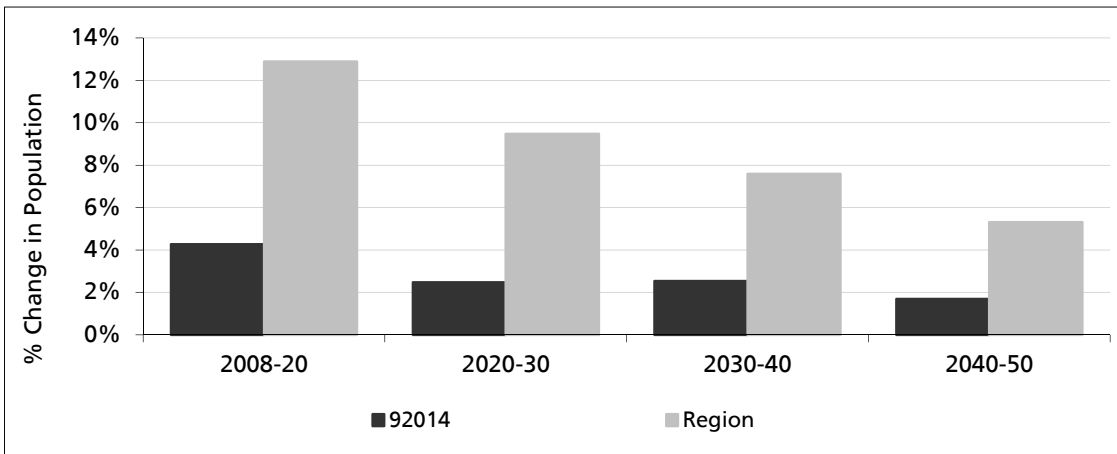
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	14,398	15,013	15,385	15,774	16,040	1,642	11%
Under 5	618	568	526	547	580	-38	-6%
5 to 9	697	614	589	631	666	-31	-4%
10 to 14	739	677	653	691	690	-49	-7%
15 to 17	497	415	411	475	409	-88	-18%
18 to 19	346	290	259	281	290	-56	-16%
20 to 24	736	649	691	674	686	-50	-7%
25 to 29	557	688	665	657	740	183	33%
30 to 34	638	683	575	640	681	43	7%
35 to 39	826	633	705	762	762	-64	-8%
40 to 44	979	743	791	826	929	-50	-5%
45 to 49	1,031	677	561	749	785	-246	-24%
50 to 54	1,153	902	685	838	869	-284	-25%
55 to 59	1,273	1,353	1,086	956	1,235	-38	-3%
60 to 61	592	710	613	521	681	89	15%
62 to 64	804	1,160	1,026	924	967	163	20%
65 to 69	990	1,694	1,887	1,530	1,298	308	31%
70 to 74	663	1,162	1,466	1,276	1,051	388	59%
75 to 79	544	673	1,115	1,224	1,045	501	92%
80 to 84	407	388	684	897	803	396	97%
85 and over	308	334	397	675	873	565	183%
Median Age	47.7	54.8	57.7	55.6	54.6	6.9	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	14,398	15,013	15,385	15,774	16,040	1,642	11%
Hispanic	806	1,016	1,134	1,318	1,521	715	89%
Non-Hispanic	13,592	13,997	14,251	14,456	14,519	927	7%
White	11,974	11,820	11,887	11,716	11,389	-585	-5%
Black	125	166	166	180	206	81	65%
American Indian	39	120	182	211	199	160	410%
Asian	1,024	1,279	1,328	1,513	1,720	696	68%
Hawaiian / Pacific Islander	30	62	81	112	138	108	360%
Other	74	127	128	137	152	78	105%
Two or More Races	326	423	479	587	715	389	119%

GROWTH TRENDS IN TOTAL POPULATION



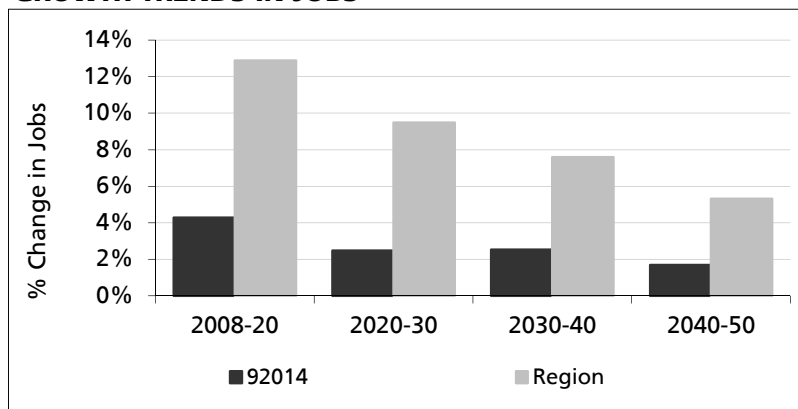
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,232	7,462	7,780	8,298	8,695	1,463	20%
Civilian Jobs	7,232	7,462	7,780	8,298	8,695	1,463	20%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	4,189	4,189	4,189	4,189	4,189	0	0%
Developed Acres	4,054	4,091	4,129	4,134	4,137	82	2%
Low Density Single Family	146	207	234	234	234	88	60%
Single Family	1,488	1,512	1,520	1,520	1,520	32	2%
Multiple Family	63	64	64	64	64	0	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	12	12	12	12	12	0	0%
Commercial/Services	455	452	435	422	414	-41	-9%
Office	27	29	31	34	35	8	31%
Schools	28	28	28	28	28	0	0%
Roads and Freeways	667	667	667	667	667	0	0%
Agricultural and Extractive ²	52	1	1	1	1	-51	-98%
Parks and Military Use	1,112	1,116	1,134	1,147	1,157	45	4%
Vacant Developable Acres	106	68	31	26	23	-82	-78%
Low Density Single Family	43	33	6	6	6	-37	-86%
Single Family	48	24	16	16	16	-32	-66%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	4	3	2	0	-4	-91%
Office	9	8	5	2	1	-8	-91%
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	29	29	29	29	29	0	0%
Employment Density³	13.9	14.4	15.4	16.7	17.8	3.9	28%
Residential Density⁴	3.9	3.8	3.8	3.8	3.8	-0.1	-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).