

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92019



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	44,056	45,586	47,647	48,946	49,891	5,835	13%
Household Population	43,588	45,002	46,833	47,856	48,601	5,013	12%
Group Quarters Population	468	584	814	1,090	1,290	822	176%
Civilian	468	584	814	1,090	1,290	822	176%
Military	0	0	0	0	0	0	0%
Total Housing Units	15,546	15,764	16,171	16,280	16,457	911	6%
Single Family	9,883	10,101	10,507	10,610	10,721	838	8%
Multiple Family	4,796	4,796	4,796	4,802	4,913	117	2%
Mobile Homes	867	867	868	868	823	-44	-5%
Occupied Housing Units	14,887	15,210	15,642	15,758	15,955	1,068	7%
Single Family	9,415	9,779	10,213	10,320	10,439	1,024	11%
Multiple Family	4,676	4,629	4,625	4,633	4,742	66	1%
Mobile Homes	796	802	804	805	774	-22	-3%
Vacancy Rate	4.2%	3.5%	3.3%	3.2%	3.1%	-1.1	-26%
Single Family	4.7%	3.2%	2.8%	2.7%	2.6%	-2.1	-45%
Multiple Family	2.5%	3.5%	3.6%	3.5%	3.5%	1.0	40%
Mobile Homes	8.2%	7.5%	7.4%	7.3%	0.0%	-8.2	-100%
Persons per Household	2.93	2.96	2.99	3.04	3.05	0.12	4%

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	1,228	1,016	908	800	711	-517	-42%
\$15,000-\$29,999	2,043	1,884	1,736	1,595	1,454	-589	-29%
\$30,000-\$44,999	2,273	2,089	1,922	1,791	1,658	-615	-27%
\$45,000-\$59,999	2,009	1,936	1,823	1,728	1,663	-346	-17%
\$60,000-\$74,999	1,890	1,830	1,774	1,698	1,664	-226	-12%
\$75,000-\$99,999	2,195	2,445	2,481	2,447	2,452	257	12%
\$100,000-\$124,999	1,345	1,637	1,829	1,904	1,962	617	46%
\$125,000-\$149,999	654	920	1,130	1,291	1,460	806	123%
\$150,000-\$199,999	593	927	1,194	1,380	1,592	999	168%
\$200,000 or more	657	526	845	1,124	1,339	682	104%
Total Households	14,887	15,210	15,642	15,758	15,955	1,068	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$59,182	\$65,574	\$72,108	\$77,728	\$83,437	\$24,255	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.

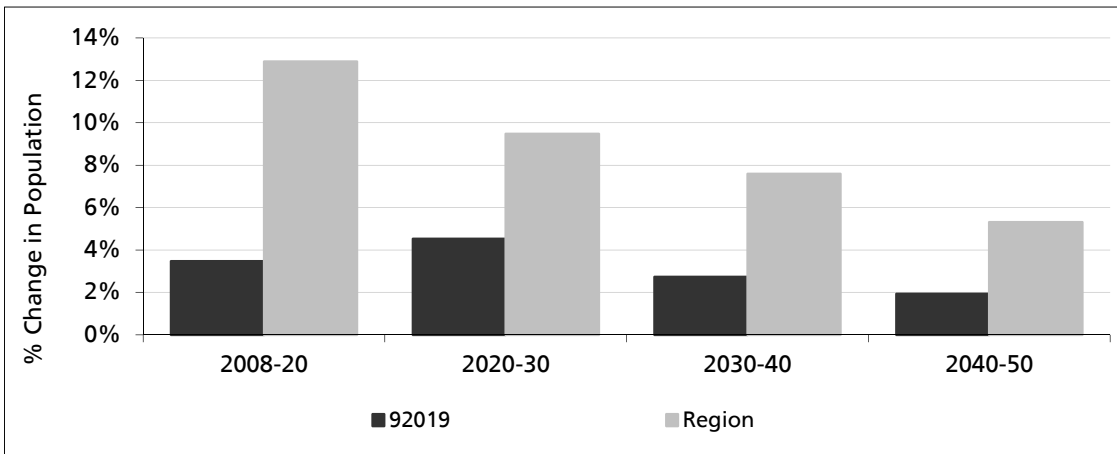
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	44,056	45,586	47,647	48,946	49,891	5,835	13%
Under 5	2,818	2,604	2,879	2,949	3,042	224	8%
5 to 9	2,671	2,581	2,711	2,814	2,815	144	5%
10 to 14	2,929	3,111	3,098	3,314	3,355	426	15%
15 to 17	2,128	2,105	2,023	2,155	2,278	150	7%
18 to 19	1,443	1,248	1,170	1,179	1,227	-216	-15%
20 to 24	3,762	3,520	3,930	3,901	4,127	365	10%
25 to 29	3,205	3,818	3,924	3,927	4,021	816	25%
30 to 34	2,599	2,812	2,733	3,051	3,069	470	18%
35 to 39	2,562	2,172	2,606	2,758	2,756	194	8%
40 to 44	2,853	2,362	2,797	2,614	2,971	118	4%
45 to 49	3,503	2,824	2,472	3,101	3,191	-312	-9%
50 to 54	3,288	2,913	2,729	3,029	2,885	-403	-12%
55 to 59	3,030	3,444	2,927	2,644	3,136	106	3%
60 to 61	1,160	1,437	1,307	1,054	1,315	155	13%
62 to 64	1,346	2,024	1,785	1,674	1,723	377	28%
65 to 69	1,557	2,572	2,832	2,379	1,993	436	28%
70 to 74	1,108	1,881	2,464	2,216	1,948	840	76%
75 to 79	851	952	1,550	1,784	1,590	739	87%
80 to 84	650	568	1,003	1,277	1,106	456	70%
85 and over	593	638	707	1,126	1,343	750	126%
Median Age	35.9	37.3	37.6	37.1	36.8	0.9	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	44,056	45,586	47,647	48,946	49,891	5,835	13%
Hispanic	7,335	9,798	11,982	14,279	16,821	9,486	129%
Non-Hispanic	36,721	35,788	35,665	34,667	33,070	-3,651	-10%
White	31,271	29,119	27,818	25,581	22,681	-8,590	-27%
Black	1,502	2,037	2,480	2,942	3,536	2,034	135%
American Indian	287	245	228	196	174	-113	-39%
Asian	1,475	1,941	2,416	2,952	3,453	1,978	134%
Hawaiian / Pacific Islander	173	210	255	278	297	124	72%
Other	149	159	170	205	214	65	44%
Two or More Races	1,864	2,077	2,298	2,513	2,715	851	46%

GROWTH TRENDS IN TOTAL POPULATION



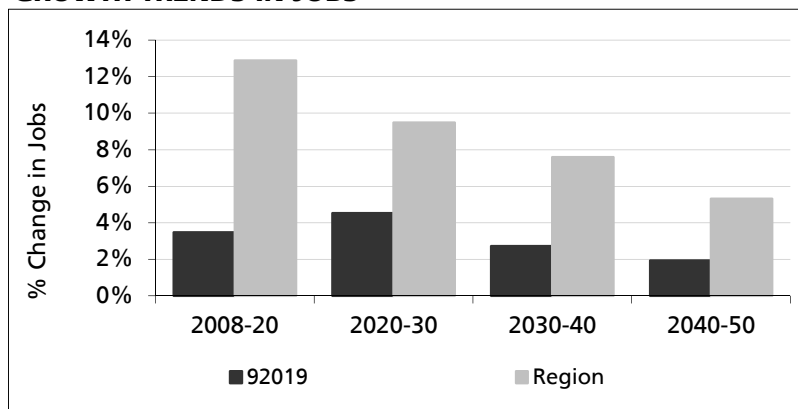
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	11,463	11,484	11,538	11,607	11,815	352	3%
Civilian Jobs	11,463	11,484	11,538	11,607	11,815	352	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	18,315	18,315	18,315	18,315	18,315	0	0%
Developed Acres	13,374	14,308	16,300	16,987	17,014	3,640	27%
Low Density Single Family	3,029	3,919	5,845	6,500	6,511	3,482	115%
Single Family	3,761	3,806	3,968	3,997	4,006	245	7%
Multiple Family	237	237	237	238	243	6	2%
Mobile Homes	93	93	93	93	89	-4	-5%
Other Residential	38	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	31	31	31	31	31	0	0%
Commercial/Services	1,053	1,054	1,057	1,059	1,061	8	1%
Office	0	0	0	0	0	0	--
Schools	441	441	441	442	444	4	1%
Roads and Freeways	1,026	1,026	1,026	1,026	1,026	0	0%
Agricultural and Extractive ²	282	280	181	181	181	-101	-36%
Parks and Military Use	3,383	3,383	3,383	3,383	3,383	0	0%
Vacant Developable Acres	4,163	3,229	1,237	550	523	-3,640	-87%
Low Density Single Family	3,859	2,968	1,115	461	449	-3,410	-88%
Single Family	282	240	104	75	63	-219	-78%
Multiple Family	6	6	6	5	5	0	-8%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	9	8	5	3	3	-6	-70%
Office	0	0	0	0	0	0	0%
Schools	4	4	4	2	0	-4	-99%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	3	3	3	3	3	0	0%
Constrained Acres	778	778	778	778	778	0	0%
Employment Density³	7.5	7.5	7.5	7.6	7.7	0.2	2%
Residential Density⁴	2.2	1.9	1.6	1.5	1.5	-0.7	-30%

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).