

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92069



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,842	46,739	49,664	51,035	51,479	8,637	20%
Household Population	42,731	46,591	49,425	50,670	51,015	8,284	19%
Group Quarters Population	111	148	239	365	464	353	318%
Civilian	111	148	239	365	464	353	318%
Military	0	0	0	0	0	0	0%
Total Housing Units	13,988	14,878	15,638	15,771	15,761	1,773	13%
Single Family	8,566	9,024	9,567	9,760	9,761	1,195	14%
Multiple Family	4,283	4,833	5,071	5,071	5,071	788	18%
Mobile Homes	1,139	1,021	1,000	940	929	-210	-18%
Occupied Housing Units	13,278	14,345	15,137	15,279	15,293	2,015	15%
Single Family	8,163	8,765	9,318	9,512	9,522	1,359	17%
Multiple Family	3,980	4,614	4,876	4,881	4,889	909	23%
Mobile Homes	1,135	966	943	886	882	-253	-22%
Vacancy Rate	5.1%	3.6%	3.2%	3.1%	3.0%	-2.1	-41%
Single Family	4.7%	2.9%	2.6%	2.5%	2.4%	-2.3	-49%
Multiple Family	7.1%	4.5%	3.8%	3.7%	3.6%	-3.5	-49%
Mobile Homes	0.4%	5.4%	5.7%	5.7%	0.0%	-0.4	-100%
Persons per Household	3.22	3.25	3.27	3.32	3.34	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	1,014	843	703	570	482	-532	-52%
\$15,000-\$29,999	2,179	1,894	1,730	1,504	1,330	-849	-39%
\$30,000-\$44,999	2,268	2,243	2,182	1,996	1,847	-421	-19%
\$45,000-\$59,999	2,057	2,145	2,198	2,094	1,987	-70	-3%
\$60,000-\$74,999	1,760	1,789	1,882	1,868	1,831	71	4%
\$75,000-\$99,999	2,065	2,265	2,498	2,552	2,560	495	24%
\$100,000-\$124,999	1,059	1,319	1,593	1,769	1,837	778	73%
\$125,000-\$149,999	445	885	1,014	1,210	1,371	926	208%
\$150,000-\$199,999	321	756	945	1,109	1,258	937	292%
\$200,000 or more	110	206	392	607	790	680	618%
Total Households	13,278	14,345	15,137	15,279	15,293	2,015	15%
Median Household Income							
Adjusted for inflation (\$1999)	\$53,590	\$60,398	\$66,022	\$71,848	\$76,655	\$23,065	43%

***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.

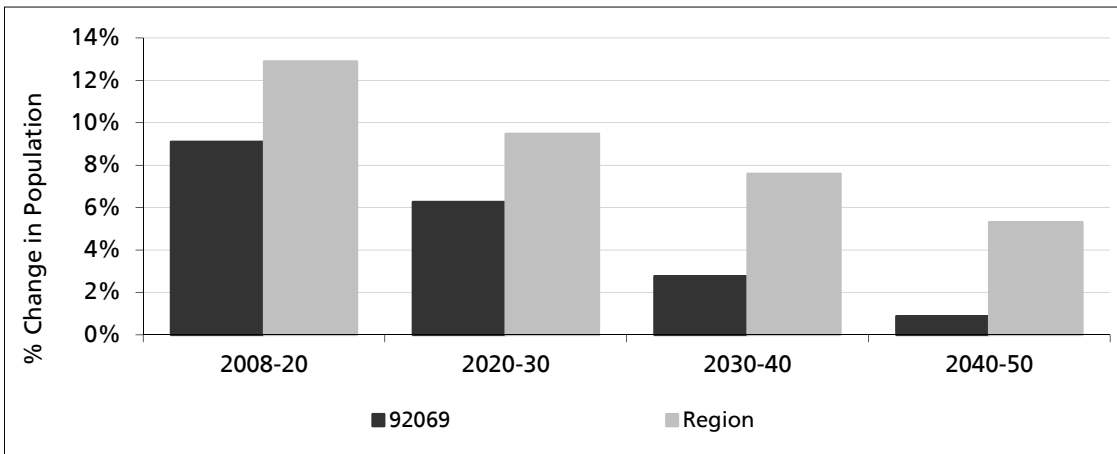
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,842	46,739	49,664	51,035	51,479	8,637	20%
Under 5	4,161	4,160	4,224	4,114	3,860	-301	-7%
5 to 9	3,108	3,589	3,477	3,444	3,332	224	7%
10 to 14	3,428	3,879	3,730	3,721	3,653	225	7%
15 to 17	2,204	2,205	2,269	2,188	2,271	67	3%
18 to 19	1,362	1,197	1,307	1,262	1,276	-86	-6%
20 to 24	3,026	2,783	3,386	3,333	3,294	268	9%
25 to 29	3,223	3,672	3,641	3,740	3,596	373	12%
30 to 34	3,167	3,163	2,898	3,419	3,262	95	3%
35 to 39	3,420	3,162	3,629	3,583	3,668	248	7%
40 to 44	3,343	3,372	3,622	3,290	3,831	488	15%
45 to 49	3,267	3,213	3,001	3,448	3,383	116	4%
50 to 54	2,665	2,828	2,903	3,000	2,748	83	3%
55 to 59	2,138	2,859	2,902	2,649	3,071	933	44%
60 to 61	706	947	1,009	1,028	1,096	390	55%
62 to 64	760	1,275	1,332	1,411	1,403	643	85%
65 to 69	924	1,734	2,214	2,111	1,977	1,053	114%
70 to 74	577	1,034	1,538	1,536	1,538	961	167%
75 to 79	438	582	1,021	1,268	1,234	796	182%
80 to 84	347	381	689	1,040	1,038	691	199%
85 and over	578	704	872	1,450	1,948	1,370	237%
Median Age	31.4	33.0	34.8	35.4	36.6	5.2	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,842	46,739	49,664	51,035	51,479	8,637	20%
Hispanic	19,737	23,786	26,414	28,741	30,513	10,776	55%
Non-Hispanic	23,105	22,953	23,250	22,294	20,966	-2,139	-9%
White	18,105	16,912	16,210	14,658	12,886	-5,219	-29%
Black	949	1,231	1,459	1,601	1,730	781	82%
American Indian	171	205	195	192	176	5	3%
Asian	2,528	3,000	3,512	3,799	4,034	1,506	60%
Hawaiian / Pacific Islander	110	173	208	240	255	145	132%
Other	76	103	127	147	155	79	104%
Two or More Races	1,166	1,329	1,539	1,657	1,730	564	48%

GROWTH TRENDS IN TOTAL POPULATION



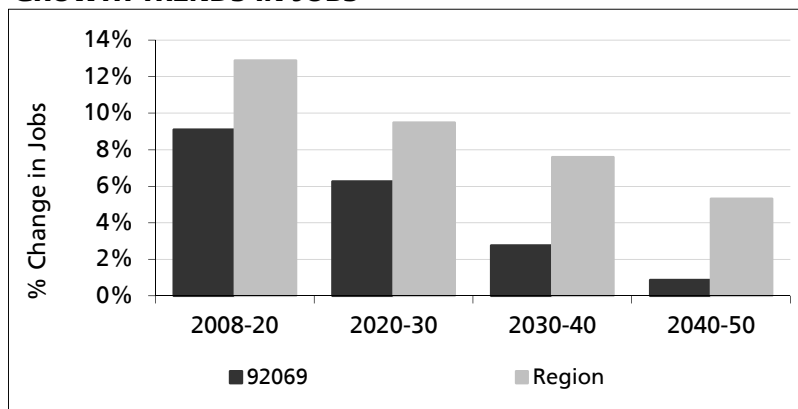
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	20,146	21,206	22,942	24,484	28,905	8,759	43%
Civilian Jobs	20,146	21,206	22,942	24,484	28,905	8,759	43%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	13,206	13,206	13,206	13,206	13,206	0	0%
Developed Acres	8,979	9,106	10,205	12,328	12,526	3,547	39%
Low Density Single Family	1,479	1,659	3,648	6,034	6,079	4,601	311%
Single Family	1,759	1,830	2,074	2,098	2,097	338	19%
Multiple Family	226	230	242	242	242	16	7%
Mobile Homes	170	170	170	170	170	0	0%
Other Residential	16	16	16	16	16	0	0%
Mixed Use	0	18	23	23	23	23	--
Industrial	413	436	460	470	525	113	27%
Commercial/Services	486	488	533	570	608	122	25%
Office	54	54	54	54	57	4	7%
Schools	242	242	242	242	311	69	29%
Roads and Freeways	1,138	1,138	1,138	1,138	1,138	0	0%
Agricultural and Extractive ²	2,107	1,935	716	382	368	-1,739	-83%
Parks and Military Use	890	890	890	890	890	0	0%
Vacant Developable Acres	3,815	3,688	2,588	465	268	-3,547	-93%
Low Density Single Family	3,171	3,154	2,319	264	219	-2,952	-93%
Single Family	296	232	28	4	4	-291	-99%
Multiple Family	16	9	0	0	0	-16	-100%
Mixed Use	15	0	0	0	0	-15	-100%
Industrial	94	71	63	56	13	-81	-86%
Commercial/Services	122	121	76	39	2	-120	-98%
Office	7	7	7	7	4	-3	-37%
Schools	93	93	93	93	24	-69	-74%
Parks and Other	0	0	0	0	0	0	-100%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	412	412	412	412	412	0	0%
Employment Density³	16.9	17.3	17.6	18.2	19.1	2.2	13%
Residential Density⁴	3.8	3.8	2.5	1.8	1.8	-2.0	-52%

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).