

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92003



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,081	4,386	5,438	6,928	8,135	4,054	99%
Household Population	4,040	4,343	5,384	6,858	8,054	4,014	99%
Group Quarters Population	41	43	54	70	81	40	98%
Civilian	41	43	54	70	81	40	98%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,684	1,729	2,119	2,604	2,973	1,289	77%
Single Family	1,366	1,388	1,748	2,228	2,562	1,196	88%
Multiple Family	318	341	371	376	411	93	29%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,539	1,628	1,996	2,470	2,828	1,289	84%
Single Family	1,231	1,295	1,633	2,102	2,426	1,195	97%
Multiple Family	308	333	363	368	402	94	31%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.6%	5.8%	5.8%	5.1%	4.9%	-3.7	-43%
Single Family	9.9%	6.7%	6.6%	5.7%	5.3%	-4.6	-46%
Multiple Family	3.1%	2.3%	2.2%	2.1%	2.2%	-0.9	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.63	2.67	2.70	2.78	2.85	0.22	8%

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	78	73	72	68	65	-13	-17%
\$15,000-\$29,999	192	173	173	169	164	-28	-15%
\$30,000-\$44,999	160	183	197	199	197	37	23%
\$45,000-\$59,999	253	227	235	244	251	-2	-1%
\$60,000-\$74,999	180	170	201	226	240	60	33%
\$75,000-\$99,999	208	213	267	328	366	158	76%
\$100,000-\$124,999	191	194	260	337	387	196	103%
\$125,000-\$149,999	68	111	153	218	266	198	291%
\$150,000-\$199,999	86	148	226	330	407	321	373%
\$200,000 or more	123	136	212	351	485	362	294%
Total Households	1,539	1,628	1,996	2,470	2,828	1,289	84%
Median Household Income							
Adjusted for inflation (\$1999)	\$67,208	\$73,941	\$86,236	\$100,074	\$108,463	\$41,255	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.

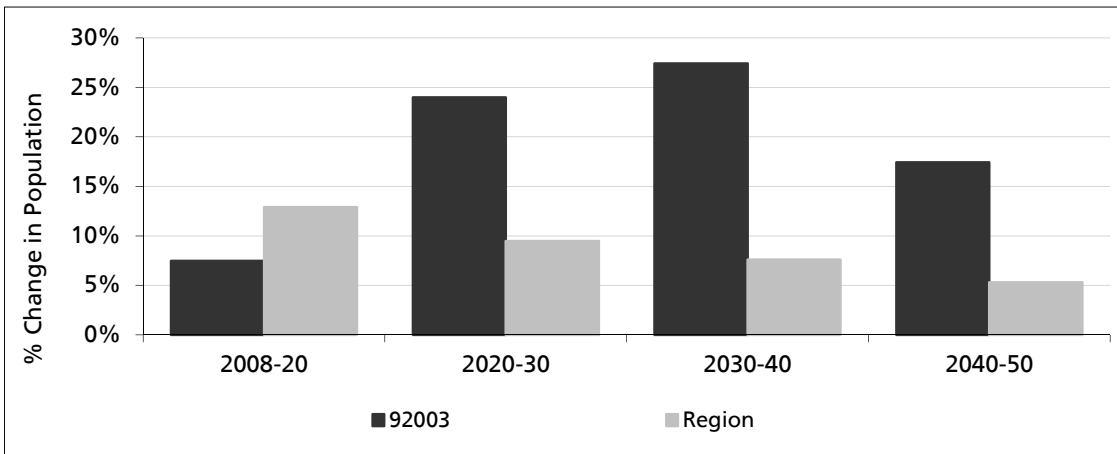
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,081	4,386	5,438	6,928	8,135	4,054	99%
Under 5	224	269	326	444	479	255	114%
5 to 9	289	296	364	438	530	241	83%
10 to 14	270	267	308	400	476	206	76%
15 to 17	145	173	214	243	296	151	104%
18 to 19	104	84	93	132	147	43	41%
20 to 24	292	285	375	462	544	252	86%
25 to 29	216	275	343	457	542	326	151%
30 to 34	186	224	246	386	458	272	146%
35 to 39	209	203	275	343	429	220	105%
40 to 44	253	211	280	334	461	208	82%
45 to 49	259	259	264	379	462	203	78%
50 to 54	302	231	257	336	354	52	17%
55 to 59	263	296	289	321	447	184	70%
60 to 61	88	106	104	96	149	61	69%
62 to 64	122	161	161	154	173	51	42%
65 to 69	189	310	372	356	356	167	88%
70 to 74	200	288	438	494	550	350	175%
75 to 79	200	195	329	463	456	256	128%
80 to 84	136	111	225	369	367	231	170%
85 and over	134	142	175	321	459	325	243%
Median Age	42.1	42.8	43.1	42.4	41.8	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,081	4,386	5,438	6,928	8,135	4,054	99%
Hispanic	1,024	1,474	2,106	3,029	3,920	2,896	283%
Non-Hispanic	3,057	2,912	3,332	3,899	4,215	1,158	38%
White	2,707	2,566	2,900	3,378	3,615	908	34%
Black	80	89	103	111	98	18	23%
American Indian	21	11	12	12	20	-1	-5%
Asian	133	130	184	239	300	167	126%
Hawaiian / Pacific Islander	18	15	11	18	20	2	11%
Other	13	10	10	8	10	-3	-23%
Two or More Races	85	91	112	133	152	67	79%

GROWTH TRENDS IN TOTAL POPULATION



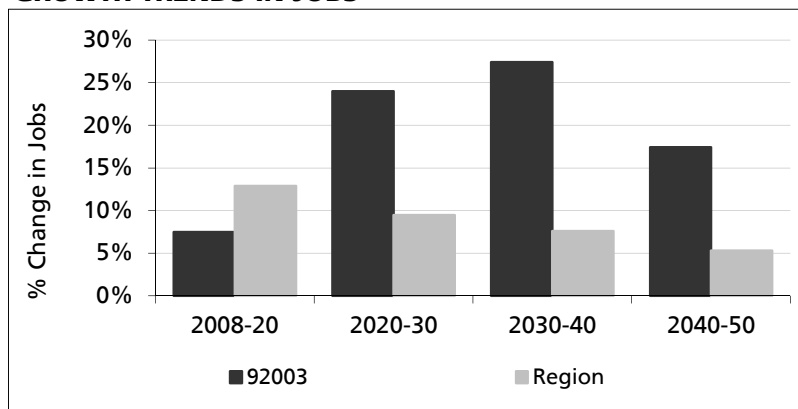
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,294	1,375	1,640	1,848	1,888	594	46%
Civilian Jobs	1,294	1,375	1,640	1,848	1,888	594	46%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	10,686	10,686	10,686	10,686	10,686	0	0%
Developed Acres	7,810	7,828	8,531	8,819	9,538	1,728	22%
Low Density Single Family	2,950	3,049	4,425	4,907	7,232	4,282	145%
Single Family	105	105	118	126	133	28	27%
Multiple Family	18	21	24	25	29	10	55%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	8	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	28	28	28	28	28	0	0%
Commercial/Services	371	371	379	385	385	14	4%
Office	0	2	4	7	8	8	--
Schools	41	41	41	41	41	0	0%
Roads and Freeways	585	585	585	585	585	0	0%
Agricultural and Extractive ²	3,342	3,256	2,556	2,345	729	-2,614	-78%
Parks and Military Use	362	362	362	362	362	0	0%
Vacant Developable Acres	2,404	2,386	1,684	1,396	676	-1,728	-72%
Low Density Single Family	2,344	2,330	1,655	1,383	675	-1,669	-71%
Single Family	28	28	15	7	0	-28	-100%
Multiple Family	10	8	4	4	0	-10	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	14	14	5	0	0	-14	-100%
Office	8	6	4	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	472	472	472	472	472	0	0%
Employment Density³	2.9	3.1	3.6	4.0	4.1	1.2	39%
Residential Density⁴	0.5	0.5	0.5	0.5	0.4	-0.1	-27%

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).