

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92055



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	38,362	47,138	47,088	47,067	47,111	8,749	23%
Household Population	15,797	21,857	21,771	21,710	21,720	5,923	37%
Group Quarters Population	22,565	25,281	25,317	25,357	25,391	2,826	13%
Civilian	30	47	83	123	157	127	423%
Military	22,535	25,234	25,234	25,234	25,234	2,699	12%
Total Housing Units	5,157	6,824	6,824	6,824	6,825	1,668	32%
Single Family	4,716	4,716	4,716	4,716	4,717	1	0%
Multiple Family	441	2,108	2,108	2,108	2,108	1,667	378%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	4,457	6,232	6,292	6,324	6,339	1,882	42%
Single Family	4,111	4,514	4,536	4,552	4,556	445	11%
Multiple Family	346	1,718	1,756	1,772	1,783	1,437	415%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	13.6%	8.7%	7.8%	7.3%	7.1%	-6.5	-48%
Single Family	12.8%	4.3%	3.8%	3.5%	3.4%	-9.4	-73%
Multiple Family	21.5%	18.5%	16.7%	15.9%	15.4%	-6.1	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.54	3.51	3.46	3.43	3.43	-0.11	-3%

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	329	439	303	213	172	-157	-48%
\$15,000-\$29,999	1,658	1,567	1,285	1,033	892	-766	-46%
\$30,000-\$44,999	1,272	1,784	1,727	1,592	1,487	215	17%
\$45,000-\$59,999	625	1,186	1,292	1,336	1,335	710	114%
\$60,000-\$74,999	326	659	795	906	962	636	195%
\$75,000-\$99,999	159	439	610	796	903	744	468%
\$100,000-\$124,999	71	113	185	281	359	288	406%
\$125,000-\$149,999	17	34	66	105	141	124	729%
\$150,000-\$199,999	0	10	27	54	76	76	0%
\$200,000 or more	0	1	2	8	12	12	0%
Total Households	4,457	6,232	6,292	6,324	6,339	1,882	42%
Median Household Income							
Adjusted for inflation (\$1999)	\$32,848	\$39,333	\$43,532	\$48,638	\$51,949	\$19,101	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.

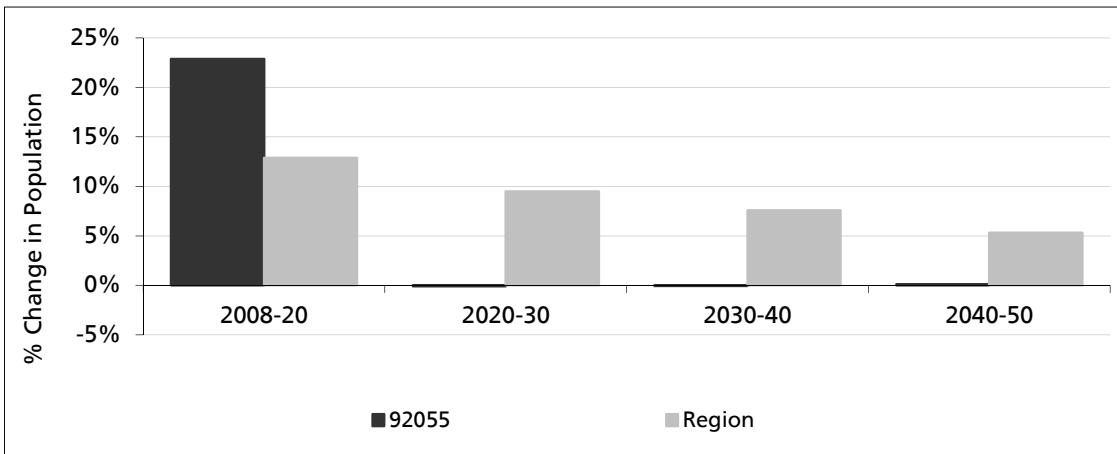
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	38,362	47,138	47,088	47,067	47,111	8,749	23%
Under 5	3,682	4,505	4,497	4,493	4,501	819	22%
5 to 9	2,082	2,569	2,566	2,565	2,565	483	23%
10 to 14	1,170	1,433	1,431	1,430	1,432	262	22%
15 to 17	414	481	481	481	481	67	16%
18 to 19	4,251	5,289	5,283	5,281	5,285	1,034	24%
20 to 24	15,570	19,060	19,042	19,037	19,055	3,485	22%
25 to 29	5,168	6,361	6,354	6,352	6,358	1,190	23%
30 to 34	2,825	3,509	3,507	3,504	3,505	680	24%
35 to 39	1,964	2,405	2,403	2,401	2,403	439	22%
40 to 44	814	1,053	1,051	1,050	1,053	239	29%
45 to 49	257	303	303	303	303	46	18%
50 to 54	98	103	103	103	103	5	5%
55 to 59	27	27	27	27	27	0	0%
60 to 61	3	3	3	3	3	0	0%
62 to 64	6	6	6	6	6	0	0%
65 to 69	20	20	20	20	20	0	0%
70 to 74	8	8	8	8	8	0	0%
75 to 79	3	3	3	3	3	0	0%
80 to 84	0	0	0	0	0	0	0%
85 and over	0	0	0	0	0	0	0%
Median Age	22.4	22.4	22.4	22.4	22.4	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	38,362	47,138	47,088	47,067	47,111	8,749	23%
Hispanic	7,731	9,487	9,478	9,473	9,479	1,748	23%
Non-Hispanic	30,631	37,651	37,610	37,594	37,632	7,001	23%
White	22,729	27,918	27,890	27,879	27,904	5,175	23%
Black	5,040	6,197	6,186	6,183	6,194	1,154	23%
American Indian	445	518	518	517	518	73	16%
Asian	1,330	1,673	1,673	1,672	1,672	342	26%
Hawaiian / Pacific Islander	118	119	119	119	119	1	1%
Other	50	52	52	52	52	2	4%
Two or More Races	919	1,174	1,172	1,172	1,173	254	28%

GROWTH TRENDS IN TOTAL POPULATION



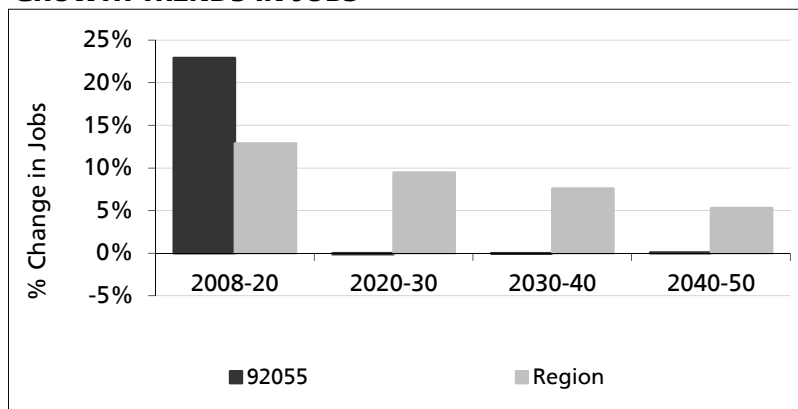
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	30,668	35,168	35,168	35,168	35,168	4,500	15%
Civilian Jobs	535	535	535	535	535	0	0%
Military Jobs	30,133	34,633	34,633	34,633	34,633	4,500	15%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	133,750	133,750	133,750	133,750	133,750	0	0%
Developed Acres	132,919	132,919	132,919	132,919	132,956	37	0%
Low Density Single Family	0	0	0	0	37	37	--
Single Family	1,013	1,013	1,013	1,013	1,013	0	0%
Multiple Family	755	1,120	1,120	1,120	1,120	364	48%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	56	56	56	56	56	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	646	646	646	646	646	0	0%
Commercial/Services	348	348	348	348	348	0	0%
Office	43	43	43	43	43	0	0%
Schools	63	63	63	63	63	0	0%
Roads and Freeways	961	961	961	961	961	0	0%
Agricultural and Extractive ²	725	361	361	361	361	-364	-50%
Parks and Military Use	128,309	128,309	128,309	128,309	128,309	0	0%
Vacant Developable Acres	830	830	830	830	794	-37	-4%
Low Density Single Family	641	641	641	641	604	-37	-6%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	189	189	189	189	189	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	0.5	0.5	0.5	0.5	0.5	0.0	0%
Residential Density⁴	2.8	3.1	3.1	3.1	3.1	0.2	9%

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).