

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92083



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	36,394	39,700	41,471	56,956	62,961	26,567	73%
Household Population	35,632	38,767	40,241	55,343	61,082	25,450	71%
Group Quarters Population	762	933	1,230	1,613	1,879	1,117	147%
Civilian	762	933	1,230	1,613	1,879	1,117	147%
Military	0	0	0	0	0	0	0%
Total Housing Units	10,882	11,777	12,012	16,205	17,994	7,112	65%
Single Family	5,654	6,405	6,533	6,380	6,335	681	12%
Multiple Family	4,323	4,471	4,576	8,982	10,810	6,487	150%
Mobile Homes	905	901	903	843	849	-56	-6%
Occupied Housing Units	10,261	11,235	11,510	15,602	17,355	7,094	69%
Single Family	5,385	6,108	6,257	6,118	6,090	705	13%
Multiple Family	4,058	4,266	4,388	8,675	10,450	6,392	158%
Mobile Homes	818	861	865	809	815	-3	0%
Vacancy Rate	5.7%	4.6%	4.2%	3.7%	3.6%	-2.1	-37%
Single Family	4.8%	4.6%	4.2%	4.1%	3.9%	-0.9	-19%
Multiple Family	6.1%	4.6%	4.1%	3.4%	3.3%	-2.8	-46%
Mobile Homes	9.6%	4.4%	4.2%	4.0%	0.0%	-9.6	-100%
Persons per Household	3.47	3.45	3.50	3.55	3.52	0.05	1%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

***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.

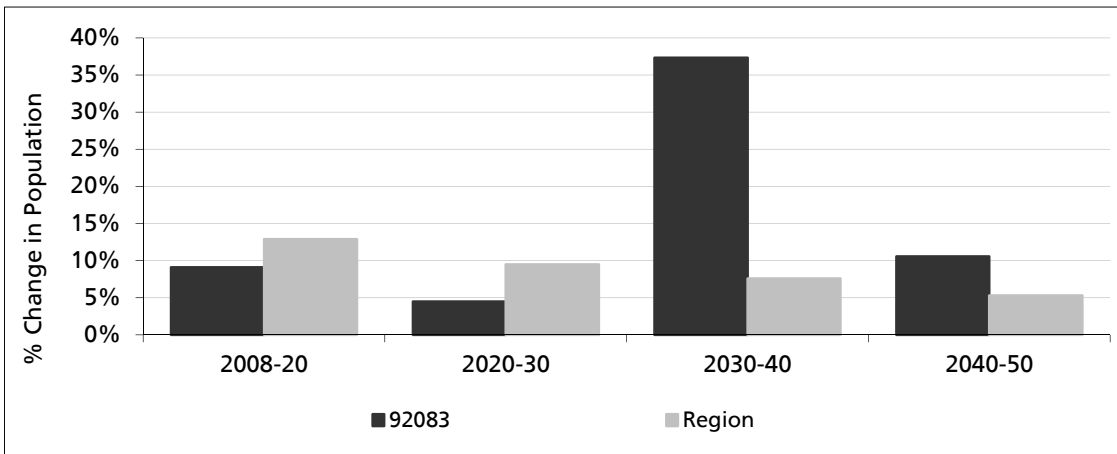
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	36,394	39,700	41,471	56,956	62,961	26,567	73%
Under 5	3,833	3,897	4,077	5,379	5,429	1,596	42%
5 to 9	2,667	3,264	3,191	4,308	4,461	1,794	67%
10 to 14	2,785	3,237	3,064	4,315	4,686	1,901	68%
15 to 17	1,820	1,868	1,921	2,496	2,768	948	52%
18 to 19	1,189	1,036	1,130	1,415	1,584	395	33%
20 to 24	2,796	2,560	3,185	3,987	4,248	1,452	52%
25 to 29	3,005	3,398	3,400	4,571	5,025	2,020	67%
30 to 34	2,923	2,990	2,777	4,534	4,623	1,700	58%
35 to 39	2,905	2,621	3,118	4,096	4,539	1,634	56%
40 to 44	2,734	2,851	2,873	3,515	4,542	1,808	66%
45 to 49	2,601	2,648	2,398	3,665	3,929	1,328	51%
50 to 54	2,124	2,282	2,245	3,096	3,175	1,051	49%
55 to 59	1,611	2,112	2,086	2,499	3,130	1,519	94%
60 to 61	521	742	717	935	1,157	636	122%
62 to 64	468	852	863	1,332	1,382	914	195%
65 to 69	658	1,107	1,354	1,795	2,003	1,345	204%
70 to 74	485	832	1,098	1,522	1,835	1,350	278%
75 to 79	428	519	827	1,348	1,609	1,181	276%
80 to 84	392	388	612	1,097	1,263	871	222%
85 and over	449	496	535	1,051	1,573	1,124	250%
Median Age	30.2	31.0	31.4	32.2	33.5	3.3	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	36,394	39,700	41,471	56,956	62,961	26,567	73%
Hispanic	19,424	23,577	26,610	38,829	44,838	25,414	131%
Non-Hispanic	16,970	16,123	14,861	18,127	18,123	1,153	7%
White	13,040	11,809	10,269	12,115	11,482	-1,558	-12%
Black	1,349	1,471	1,517	1,907	1,960	611	45%
American Indian	111	132	125	119	131	20	18%
Asian	1,272	1,401	1,590	2,216	2,586	1,314	103%
Hawaiian / Pacific Islander	286	254	228	290	335	49	17%
Other	77	77	72	111	108	31	40%
Two or More Races	835	979	1,060	1,369	1,521	686	82%

GROWTH TRENDS IN TOTAL POPULATION



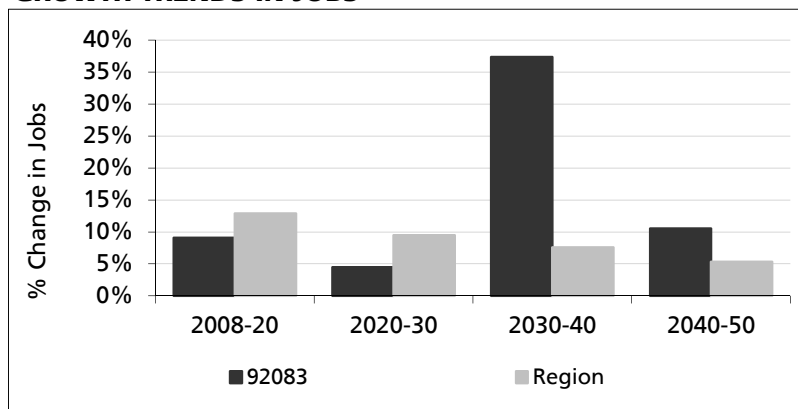
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	11,982	12,502	13,198	16,805	18,758	6,776	57%
Civilian Jobs	11,982	12,502	13,198	16,805	18,758	6,776	57%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,493	3,493	3,493	3,493	3,493	0	0%
Developed Acres	3,206	3,343	3,392	3,474	3,488	282	9%
Low Density Single Family	18	11	11	11	0	-18	-100%
Single Family	1,412	1,537	1,566	1,543	1,531	118	8%
Multiple Family	243	257	264	266	268	25	10%
Mobile Homes	91	91	91	89	89	-2	-2%
Other Residential	19	19	19	19	19	0	0%
Mixed Use	0	0	0	125	170	170	--
Industrial	119	120	119	115	125	6	5%
Commercial/Services	348	357	372	325	306	-42	-12%
Office	23	25	25	25	26	3	14%
Schools	148	148	148	148	148	0	0%
Roads and Freeways	592	592	592	592	592	0	0%
Agricultural and Extractive ²	12	6	5	4	4	-9	-70%
Parks and Military Use	179	179	179	210	210	31	17%
Vacant Developable Acres	283	146	97	16	1	-282	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	149	33	1	1	1	-148	-99%
Multiple Family	35	23	16	2	0	-35	-100%
Mixed Use	7	7	7	2	0	-7	-100%
Industrial	13	12	12	10	0	-12	-98%
Commercial/Services	43	37	27	0	0	-43	-100%
Office	5	3	3	1	0	-5	-99%
Schools	0	0	0	0	0	0	0%
Parks and Other	31	31	31	0	0	-31	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	4	4	4	4	4	0	0%
Employment Density³	18.8	19.2	19.9	24.9	27.2	8.4	45%
Residential Density⁴	6.1	6.1	6.2	8.1	9.0	2.9	48%

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).