

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92120



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	26,516	35,393	41,449	47,145	53,120	26,604	100%
Household Population	26,371	34,758	40,635	46,106	51,926	25,555	97%
Group Quarters Population	145	635	814	1,039	1,194	1,049	723%
Civilian	145	635	814	1,039	1,194	1,049	723%
Military	0	0	0	0	0	0	0%
Total Housing Units	11,194	14,492	16,980	19,374	21,877	10,683	95%
Single Family	8,453	8,592	8,618	8,719	8,823	370	4%
Multiple Family	2,371	5,836	8,298	10,596	13,054	10,683	451%
Mobile Homes	370	64	64	59	0	-370	-100%
Occupied Housing Units	10,607	13,791	16,256	18,619	21,038	10,431	98%
Single Family	7,979	8,174	8,255	8,368	8,488	509	6%
Multiple Family	2,288	5,558	7,943	10,193	12,550	10,262	449%
Mobile Homes	340	59	58	58	0	-340	-100%
Vacancy Rate	5.2%	4.8%	4.3%	3.9%	3.8%	-1.4	-27%
Single Family	5.6%	4.9%	4.2%	4.0%	3.8%	-1.8	-32%
Multiple Family	3.5%	4.8%	4.3%	3.8%	3.9%	0.4	11%
Mobile Homes	8.1%	7.8%	9.4%	1.7%	0.0%	-8.1	-100%
Persons per Household	2.49	2.52	2.50	2.48	2.47	-0.02	-1%

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	716	680	636	605	628	-88	-12%
\$15,000-\$29,999	1,434	1,370	1,305	1,257	1,277	-157	-11%
\$30,000-\$44,999	1,673	1,742	1,724	1,730	1,784	111	7%
\$45,000-\$59,999	1,438	1,848	1,946	2,042	2,195	757	53%
\$60,000-\$74,999	1,602	1,647	1,844	2,020	2,196	594	37%
\$75,000-\$99,999	1,600	2,215	2,674	3,078	3,445	1,845	115%
\$100,000-\$124,999	870	1,690	2,183	2,623	3,018	2,148	247%
\$125,000-\$149,999	474	1,078	1,521	1,920	2,228	1,754	370%
\$150,000-\$199,999	396	1,096	1,634	2,152	2,666	2,270	573%
\$200,000 or more	404	425	789	1,192	1,601	1,197	296%
Total Households	10,607	13,791	16,256	18,619	21,038	10,431	98%
Median Household Income							
Adjusted for inflation (\$1999)	\$60,398	\$71,434	\$81,292	\$88,446	\$92,700	\$32,302	53%

***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.

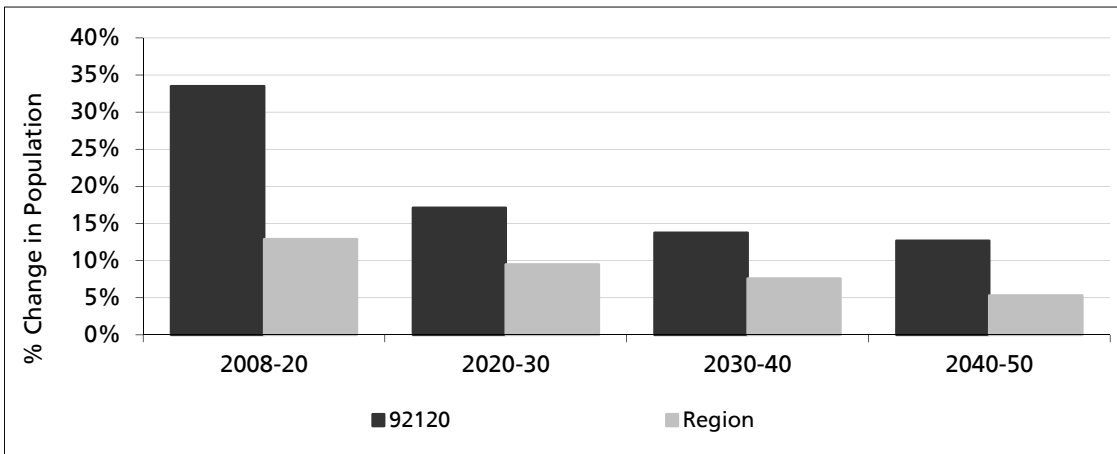
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	26,516	35,393	41,449	47,145	53,120	26,604	100%
Under 5	1,279	1,607	1,916	2,066	2,343	1,064	83%
5 to 9	1,245	1,555	1,800	2,049	2,309	1,064	85%
10 to 14	1,307	1,538	1,680	1,947	2,254	947	72%
15 to 17	855	902	927	1,118	1,282	427	50%
18 to 19	604	699	696	796	972	368	61%
20 to 24	1,391	1,649	1,888	1,984	2,347	956	69%
25 to 29	1,269	1,920	2,107	2,146	2,658	1,389	109%
30 to 34	1,337	2,082	2,198	2,614	2,786	1,449	108%
35 to 39	1,724	1,944	2,660	3,016	3,217	1,493	87%
40 to 44	1,854	2,069	2,540	2,722	3,367	1,513	82%
45 to 49	2,173	2,171	2,039	2,891	3,278	1,105	51%
50 to 54	2,029	2,167	2,166	2,581	2,866	837	41%
55 to 59	1,760	2,637	2,399	2,285	3,230	1,470	84%
60 to 61	713	1,149	1,120	1,061	1,429	716	100%
62 to 64	856	1,729	1,663	1,647	1,898	1,042	122%
65 to 69	1,464	2,751	3,402	3,169	3,172	1,708	117%
70 to 74	1,280	2,529	3,330	3,350	3,284	2,004	157%
75 to 79	1,349	1,919	3,209	3,920	3,724	2,375	176%
80 to 84	1,064	1,153	2,161	2,997	2,855	1,791	168%
85 and over	963	1,223	1,548	2,786	3,849	2,886	300%
Median Age	45.9	49.0	50.6	50.4	49.6	3.7	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	26,516	35,393	41,449	47,145	53,120	26,604	100%
Hispanic	3,096	5,046	6,909	8,854	11,108	8,012	259%
Non-Hispanic	23,420	30,347	34,540	38,291	42,012	18,592	79%
White	19,926	24,799	27,568	29,906	31,970	12,044	60%
Black	854	1,402	1,843	2,260	2,795	1,941	227%
American Indian	102	156	176	185	198	96	94%
Asian	1,470	2,402	2,931	3,493	4,112	2,642	180%
Hawaiian / Pacific Islander	110	210	260	322	405	295	268%
Other	96	131	191	210	236	140	146%
Two or More Races	862	1,247	1,571	1,915	2,296	1,434	166%

GROWTH TRENDS IN TOTAL POPULATION



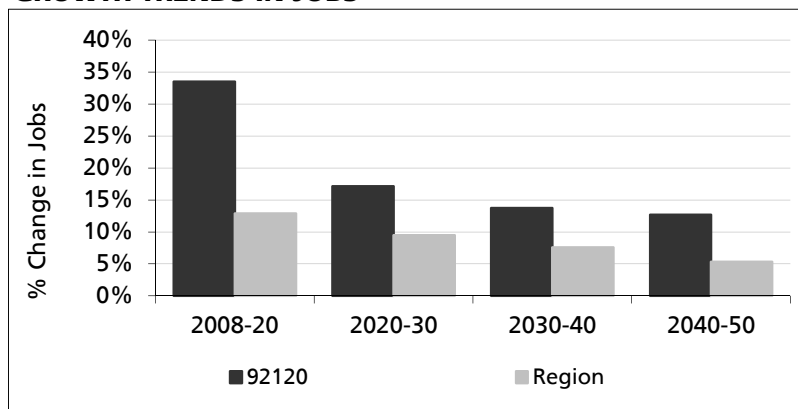
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	17,359	17,545	18,829	20,322	21,318	3,959	23%
Civilian Jobs	17,359	17,545	18,829	20,322	21,318	3,959	23%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	4,106	4,106	4,106	4,106	4,106	0	0%
Developed Acres	4,040	4,088	4,101	4,105	4,106	66	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,707	1,730	1,732	1,732	1,732	26	1%
Multiple Family	89	175	175	175	214	124	139%
Mobile Homes	44	10	10	10	0	-44	-100%
Other Residential	5	11	10	10	10	5	108%
Mixed Use	0	12	56	98	123	123	--
Industrial	175	150	131	94	73	-102	-58%
Commercial/Services	366	363	348	333	304	-62	-17%
Office	23	12	14	15	15	-9	-37%
Schools	152	146	146	156	156	4	3%
Roads and Freeways	713	713	713	713	713	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	766	766	766	766	766	0	0%
Vacant Developable Acres	66	18	5	1	0	-66	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	12	2	0	0	0	-12	-99%
Multiple Family	38	0	0	0	0	-38	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	8	8	0	0	0	-8	-100%
Commercial/Services	3	3	2	0	0	-3	-100%
Office	5	4	3	1	0	-5	-100%
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	0	0	0	0	0	0	0%
Employment Density³	24.2	25.9	28.2	31.3	35.0	10.7	44%
Residential Density⁴	6.1	7.5	8.7	9.8	10.8	4.8	79%

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).