

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92113



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,497	58,802	66,469	69,801	73,857	22,360	43%
Household Population	48,985	55,173	62,430	65,301	69,012	20,027	41%
Group Quarters Population	2,512	3,629	4,039	4,500	4,845	2,333	93%
Civilian	1,520	1,735	2,145	2,606	2,951	1,431	94%
Military	992	1,894	1,894	1,894	1,894	902	91%
Total Housing Units	12,974	14,777	16,608	17,450	19,066	6,092	47%
Single Family	8,887	8,844	8,202	7,941	8,112	-775	-9%
Multiple Family	4,087	5,933	8,406	9,509	10,954	6,867	168%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	12,120	13,915	15,711	16,520	18,123	6,003	50%
Single Family	8,304	8,348	7,817	7,577	7,762	-542	-7%
Multiple Family	3,816	5,567	7,894	8,943	10,361	6,545	172%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.6%	5.8%	5.4%	5.3%	4.9%	-1.7	-26%
Single Family	6.6%	5.6%	4.7%	4.6%	4.3%	-2.3	-35%
Multiple Family	6.6%	6.2%	6.1%	6.0%	5.4%	-1.2	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.04	3.97	3.97	3.95	3.81	-0.23	-6%

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	3,393	3,189	2,973	2,522	2,208	-1,185	-35%
\$15,000-\$29,999	3,681	3,918	4,047	3,787	3,553	-128	-3%
\$30,000-\$44,999	2,271	2,683	3,086	3,164	3,203	932	41%
\$45,000-\$59,999	1,259	1,618	1,973	2,198	2,413	1,154	92%
\$60,000-\$74,999	648	1,044	1,380	1,634	1,911	1,263	195%
\$75,000-\$99,999	400	860	1,247	1,675	2,174	1,774	444%
\$100,000-\$124,999	169	348	554	789	1,118	949	562%
\$125,000-\$149,999	111	140	246	366	600	489	441%
\$150,000-\$199,999	115	94	164	282	541	426	370%
\$200,000 or more	73	21	41	103	402	329	451%
Total Households	12,120	13,915	15,711	16,520	18,123	6,003	50%
Median Household Income							
Adjusted for inflation (\$1999)	\$25,868	\$29,428	\$34,061	\$39,249	\$45,606	\$19,738	76%

***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.

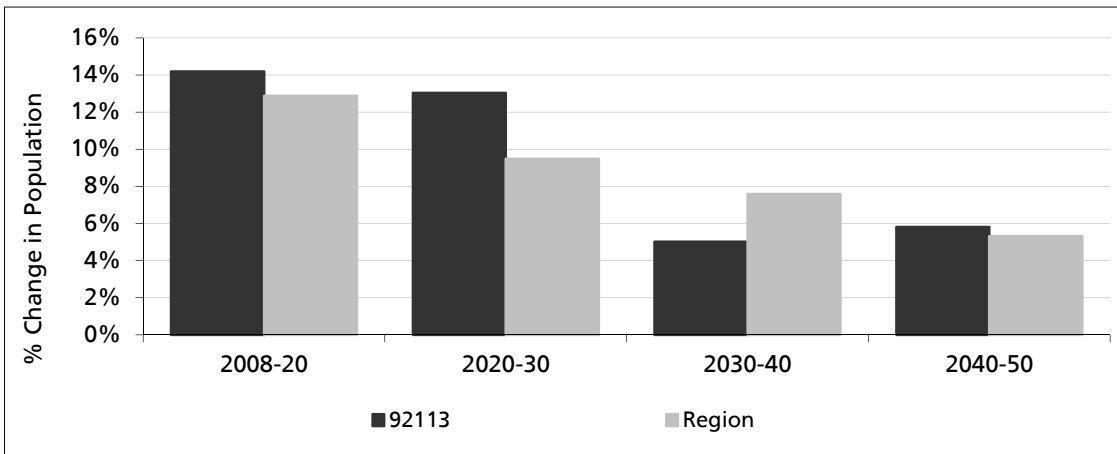
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,497	58,802	66,469	69,801	73,857	22,360	43%
Under 5	5,255	5,062	5,356	5,451	5,184	-71	-1%
5 to 9	4,251	5,339	5,375	5,489	5,561	1,310	31%
10 to 14	4,364	5,245	5,413	5,389	5,534	1,170	27%
15 to 17	3,121	3,035	3,472	3,319	3,525	404	13%
18 to 19	2,253	2,106	2,598	2,463	2,578	325	14%
20 to 24	4,925	4,623	6,328	6,157	6,199	1,274	26%
25 to 29	4,377	4,767	4,997	5,445	5,323	946	22%
30 to 34	4,347	4,313	3,978	4,974	5,032	685	16%
35 to 39	3,975	4,046	4,607	4,543	5,104	1,129	28%
40 to 44	3,341	3,894	4,068	3,684	4,632	1,291	39%
45 to 49	2,866	3,575	3,608	4,012	4,242	1,376	48%
50 to 54	2,300	3,081	3,575	3,573	3,343	1,043	45%
55 to 59	1,616	2,686	3,235	3,059	3,660	2,044	126%
60 to 61	516	865	1,094	1,185	1,353	837	162%
62 to 64	627	1,312	1,592	1,811	1,840	1,213	193%
65 to 69	833	1,492	2,080	2,263	2,278	1,445	173%
70 to 74	796	1,206	1,986	2,358	2,604	1,808	227%
75 to 79	678	889	1,514	2,133	2,507	1,829	270%
80 to 84	568	662	900	1,465	1,828	1,260	222%
85 and over	488	604	693	1,028	1,530	1,042	214%
Median Age	26.8	29.2	29.7	31.2	33.0	6.2	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	51,497	58,802	66,469	69,801	73,857	22,360	43%
Hispanic	39,698	45,719	53,980	57,920	62,216	22,518	57%
Non-Hispanic	11,799	13,083	12,489	11,881	11,641	-158	-1%
White	1,886	2,976	2,825	2,734	2,913	1,027	54%
Black	7,202	7,083	6,538	5,858	5,250	-1,952	-27%
American Indian	123	158	144	141	132	9	7%
Asian	1,658	1,749	1,791	1,882	1,979	321	19%
Hawaiian / Pacific Islander	188	179	162	148	145	-43	-23%
Other	57	74	74	74	73	16	28%
Two or More Races	685	864	955	1,044	1,149	464	68%

GROWTH TRENDS IN TOTAL POPULATION



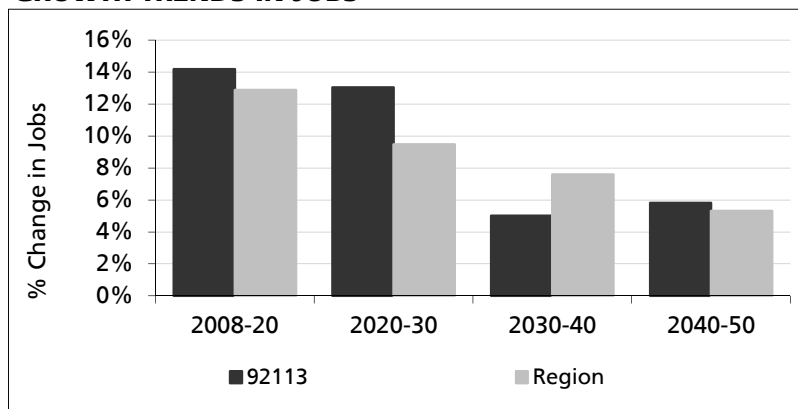
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	16,319	17,435	19,390	19,990	20,875	4,556	28%
Civilian Jobs	16,319	17,435	19,390	19,990	20,875	4,556	28%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,000	3,000	3,000	3,000	3,000	0	0%
Developed Acres	2,923	2,945	2,969	2,986	2,996	73	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	828	831	785	758	749	-80	-10%
Multiple Family	144	149	203	239	257	112	78%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	30	77	88	92	92	--
Industrial	289	276	246	249	247	-42	-15%
Commercial/Services	166	160	155	152	154	-12	-7%
Office	12	17	23	20	18	6	49%
Schools	142	141	142	142	142	0	0%
Roads and Freeways	993	993	993	993	993	0	0%
Agricultural and Extractive ²	11	9	3	3	3	-8	-71%
Parks and Military Use	330	330	334	334	334	4	1%
Vacant Developable Acres	77	55	30	14	4	-73	-95%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	19	10	6	5	3	-16	-85%
Multiple Family	25	23	12	3	1	-24	-98%
Mixed Use	12	2	0	0	0	-12	-100%
Industrial	6	5	3	1	0	-5	-94%
Commercial/Services	9	9	8	5	0	-9	-100%
Office	2	1	0	0	0	-2	-99%
Schools	0	0	0	0	0	0	0%
Parks and Other	4	4	1	0	0	-4	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	26.8	28.6	32.0	32.9	34.4	7.6	28%
Residential Density⁴	13.3	14.8	16.1	16.7	18.0	4.8	36%

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).